#### PROJECT DIRECTORY: CIVIL ENGINEER: LIFEMOVES **BKF ENGINEERS 181 CONSTITUTION DRIVE** 150 CALIFORNIA STREET, SUITE 600 MENLO PARK, CA 94025 SAN FRANCISCO, CA 94111 PHONE: (415) 930-7900 PHONE: (650) 685-5880 CONTACT: ROSAMARIA LLANOS-POPOLIZIO CONTACT: JANINE LAPP EMAIL: RLLANOSPOPOLIZIO@LIFEMOVES.ORG EMAIL: JLAPP@BKF.COM **ARCHITECT OF RECORD:** LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP, INC. **DEVCON CONSTRUCTION INC** PIER 9, THE EMBARCADERO, SUITE 115 690 GIBRALTAR DRIVE SAN FRANCISCO, CA 94111 MILPITAS, CA 95035 PHONE: (408) 942-8200 PHONE: (415) 433-4672

FAX: (408) 262-2342

CONTACT: KENNETH KNOX

**GENERAL CONTRACTOR:** 

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CONTACT: SHAWN MCGRADY

690 GIBRALTAR DRIVE MILPITAS, CA 95035

**DEVCON CONSTRUCTION INC** 

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EMAIL: SMCGRADY@DEVCON-CONST.COM

CONTACT: MORGAN BURKE EMAIL: MBURKE@TGP-INC.COM GEOTECHNICAL ENGINEER: ENGEO INCORPORATED 6399 SAN IGNACIO AVENUE, SUITE 150 SAN JOSE, CA 95119 PHONE: (408) 574-4900 CONTACT: JEFF FIPPIN EMAIL: JFIPPIN@ENGEO.COM

FAX: (415) 433-5003



0 - GENERAL

C1.0

C1.1

C2.0

C2.1

C3.0

C3.1

C3.2

C3.3

C3.4

C4.0

C5.0

C6.0

C6.1

C7.0

C7.1

C7.2

C7.3

C7.4

L1.1

L1.2

L1.3

L2.2

L3.1

L3.2

L5.2

L5.3

L5.4

L5.5

L5.6

L5.7

L5.8

3 - ARCHITECTURAL

16

2 - LANDSCAPE

LEVEL 1 LIFE SAFETY & EGRESS PLAN

LEVEL 2 LIFE SAFETY & EGRESS PLAN

LEVEL 3 LIFE SAFETY & EGRESS PLAN

LEGEND, NOTES & ABBREVIATIONS

PRELIMINARY OVERALL UTILITY PLAN

PRELIMINARY DETAILED STORM PLAN

PRELIMINARY DETAILED STORM PLAN

PRELIMINARY DETAILED SEWER PLAN

PRELIMINARY DETAILED SEWER PLAN

MOUNTAIN VIEW STANDARD DETAILS

MOUNTAIN VIEW STANDARD DETAILS

PRELIMINARY STORMWATER CONTROL PLAN

PRELIMINARY GRADING PLAN

EROSION CONTROL PLAN

DETAILS

DETAILS

**EROSION CONTROL DETAILS** 

SCVURPPP STANDARD DETAILS

SCHEMATIC LANDSCAPE PLAN

BICYCLE PARKING PLAN

LANDSCAPE MATERIAL

**EXISTING TREE CANOPY** 

TREE DISPOSITION PLAN

TREE DISPOSITION PLAN

TREE PROTECTION / ARBORIST REPORT

PLANTING PLAN

HYDROZONE PLAN

NEW TREE CANOPY

LIGHTING PLAN

**EXISTING CONDITIONS** 

PRELIMINARY SITE PLAN

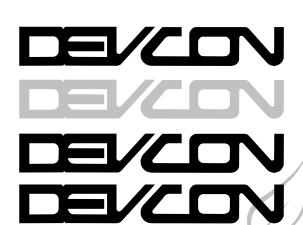
**DEMOLITION PLAN** 

FIRE ACCESS PLAN

# LifeMoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

PALO ALTO, CALIFORNIA 94303

1221 & 1237 SAN ANTONIO ROAD



**INCORPORATED** 

#### **GENERAL NOTES** ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ELEVATIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS INFORM THE ARCHITECT DIMENSIONS SHOWN ON ARCH. PLANS ARE TO FACE OF WOOD STUD/CENTERLINE OF METAL STUD, UNLESS OTHERWISE NOTED OR INDICATED. DIMENSIONS MARKED +/- ARE FLEXIBLE AND CAN CHANGE AS REQ'D. TO FIT. DIMENSIONS NOT SO MARKED SHALL TAKE PRECEDENCE OVER +/- DIMENSIONS. REPORT ANY DISCREPANCIES IN DIMENSIONS TO ARCHITECT FOR CLARIFICATION. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS, AND GRADES PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE. SITE ACCESSIBILITY IS SUBSTANTIALLY IN COMPLIANCE WITH CALIF. TITLE 24 REQUIREMENTS, TO BE VERIFIED IN FIELD. IF NEEDED APPLICABLE PLANS, DETAILS & SPECIFICATIONS MUST BE APPROVED PRIOR TO FINAL INSPECTION

10 CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONSTRUCTION AT THEIR EXPENSE. 11 DO NOT CONNECT OR SUSPEND ANY ITEM FROM STRUCTURE WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER PARTITION CONNECTION & ANCHORING TO FIRE SAFING IS NOT ALLOWED.

8 CONFORM TO THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY:

AND IN ACCORDANCE WITH THE UTILITY CO. REQUIREMENTS.

CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL

- 12 WORK MAY BE OBSERVED BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVES FOR CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AND SCOPE OF WORK. WORK COVERED OR CONCEALED BEFORE BEING OBSERVED SHALL BE OPENED AND UNCOVERED UPON REQUEST. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER OF ALL REQUIRED OBSERVATIONS IN ADVANCE. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY NEGLECT IN
- ADHERING TO THIS REQUIREMENT. 13 FOR METAL STUD INTERIOR PARTITION WALL SIZE, GAUGE AND SPACING, SEE WALL DETAILS AND SCHEDULE.
- 14 GYPSUM BOARD FOR NON-FIRE RESISTIVE WALLS TO BE 5/8" THICK U.N.O. 15 GYPSUM BOARD FOR FIRE RESISTIVE WALLS TO BE TYPE 'X' 5/8" THICK U.N.O. 16 ALL FIRE RESISTIVE PARTITIONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ULTESTING REQUIREMENTS AND MANUFACTURER'S RECOMENDATIONS FOR
- 17 USE 5/8" THICK MOISTURE RESISTANT GYPSUM BOARD AT ALL WALLS IN TOILET ROOMS AND SHOWER AREAS AND AT ALL WALLS SCHEDULED TO RECEIVE
- CERAMIC TILES. 18 ALL DUCT AND CONDUIT PENETRATIONS THROUGH PARTITIONS SHALL BE FIRE SEALED OR ACOUSTICAL SEALED.
- 20 TAPE, BED AND FINISH ALL DRYWALL CORNERS AND JOINTS READY FOR FINISH. 21 HEIGHT OF FURNITURE PARTITIONS IN OPEN OFFICE AREA SHALL NOT EXCEED

19 ALL SHAFT ENCLOSURES CONTAINING AIR NOT IN DUCTS SHALL BE SEALED

- 22 LIGHT SWITCH/MOTION SENSOR ASSEMBLIES SHALL BE PROVIDED IN
- APPROPRIATE GANG BOX TO MEET TITLE 24. 23 ALL RECEPTACLES & PHONE/DATA JACKS SHALL BE STANDARD PLATES IN MANUFACTURER'S STANDARD TRIM COLOR, TO BE APPROVED BY ARCHITECT, MOUNTED VERTICALLY LEVEL WITH ELECTRICAL RECEPTACLES. U.N.O.
- 24 EXIT SIGNAGE TO BE GREEN LED. IN WHITE THERMOPLASTIC HOUSING. T.I. TO MATCH SHELL STANDARD.

## **ABBREVIATIONS**

LAVATORY

ACOUS ACOUSTICAL ADJ ADJUSTABLE ABOVE FINISH FLOOR ALUM. ALUMINUM ASPHALTIC CONCRETE

AIR CONDITIONING

AND

BSMT BASEMENT

BLK'G BLOCKING

BOT BOTTOM

BM BEAM

CLG CEILING

CLR CLEAR

CENTER LINE

CT CERAMIC TILE

CONT CONTINUOUS

CO CLEAN OUT

DIA DIAMETER

DIM DIMENSION

DISP DISPENSER

EXISTING

EXTERIOR

ELEVATION

FINISH FLOOR

FINISH FACE

FLOOR DRAIN

FIGURE IT OUT

FACE OF PLY

FACE OF STUD

GSM GALVANIZED SHEET MTL.

HOLLOW METAL

HANDICAPPED

FLOOR

FLUOR FLUORESCENT

FOS FACE OF STUD

FR FIRE RESISTIVE

GB GYPSUM BOARD

GLASS

GYP BD GYPSUM BOARD

FURR FURRING

HT HEIGHT

HR HOUR

HDWD HARDWOOD

HDW HARDWARE

INSUL INSULATION

HC

DN DOWN

EQ EQUAL

CL

(E)

EXT

FP

MISCELLANEOUS MTL (N) NEW NIC NOT IN CONTRACT NO NUMBER NTS

NOT TO SCALE ON CENTER OC OD OVERFLOW DRAIN OPNG OPENING PIP POURED IN PLACE RADIUS RD ROOF DRAIN ROOM RM REF REFERENCE REQ'D REQUIRED

SAF SELF ADHERED FLASHING SUPPLIED BY OWNER SCH SCHEDULE SHWR SHOWER SIMILAR SLAB ON GRADE SPEC SQ SQUARE

SPECIFICATION FIRE EXTINGUISHER STANDARD STL STEEL STORAGE STOR FOC FACE OF CONCRETE SS STAINLESS STEEL SERVICE SINK **SANITARY SEWER** SUSP SUSPENDED TOP & BOTTOM

W/

WC

WITH

WALL COVERING

WATER CLOSET

WIRE GLASS

TO BE DETERMINED TELEPHONE TEMP TEMPORARY UON UNLESS OTHERWISE NOTED UNO UNLESS NOTED OTHERWISE VIF VERIFY IN FIELD VCT VINYL COMPOSITION TILE W WIDE

# **PROJECT SUMMARY**

**DESCRIPTION OF WORK**: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW FACILITY PROVIDING SUPPORT SERVICES AND TEMPORARY HOUSING FOR FORMERLY HOMELESS INDIVIDUALS AND FAMILIES. AVERAGE LENGTH OF STAY IS ASSUMED TO BE 90-120 DAYS, WITH A 180-DAY MAXIMUM. THE NEW FACILITY WILL BE COMPRISED OF MODULAR UNITS (1-3 STORIES) EXCEPTION TO A TRASH ENCLOSURE (U OCCUPANCY). EXTERIOR EGRESS BALCONIES & STAIRS (ACCESSORY TO R-2 OCCUPANCY), AND SITE ELEMENTS SUCH AS POLE LIGHTS, STRUCTURES WILL BE FACTORY-BUILT. SLEEPING MODULES (R-2 OCCUPANCY), COMMUNAL AND DINING MODULES (ACCESSORY TO R-2 OCCUPANCY), SUPPORT SERVICES MODULES (B OCCUPANCY), AND STORAGE CONTAINERS (S-1 OCCUPANCY) WILL BE CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD). AN ELEVATOR AND ITS CONTROL/EQUIPMENT ROOM WILL BE PRE-FABRICATED AND CERTIFIED BY CAL/OSHA STATE ELEVATOR INSPECTION. MOST STRUCTURES (WHETHER MODULAR OR SITE-BUILT) WILL INCLUDE FIELD-INSTALLED COMPONENTS SUCH AS LIGHTING, CANOPIES, **GUTTERS & DOWNSPOUTS, AND MEP CONNECTIONS BETWEEN MODULES.** 

#### SITE / ZONING INFORMATION

1221 & 1237 SAN ANTONIO RD (TBD -- TEMPORARY) PALO ALTO, CALIFORNIA 94303 ASSESORS PARCEL NUMBER: 116-01-013 ZONING DISTRICT: RECYCLED MATERIALS FACILITY (GREENWASTE) **CURRENT USE:** PROPOSED USE: SUPPORTIVE INTERIM HOUSING SETBACKS: FRONT: 38.7' (20' MIN) FROM STREET CURB; 22.3' FROM PROPERTY LINE; 10.3' FROM LEASE LINE SIDE: 27.5', 38.9' (20' MIN) REAR: 274.3' (20' MIN) FROM PROPERTY LINE; 8.8' FROM LEASE LINE 57,917 SF (1.330 ACRCES) LOT AREA: BUILDING FOOTPRINT AREA: 21,802 SF LOT COVERAGE: FLOOR AREA RATIO: 0.74 (21,802 + 13,277 + 7,623 = 42,702 SF) USABLE OPEN SPACE: 3,000 SF SLEEPING UNITS: 88 (64 INDIVIDUALS/COUPLES, 24 FAMILY) SLEEPING ROOMS: 136 NOT APPLICABLE PARKING REQUIRED: PARKING PROPOSED: 18 FULL (9' X 18') 2 ACCESSIBLE STANDARD (9' X 18') 1 ACCESSIBLE VAN (12' X 18') 2 EV CAPABLE (9' X 18') 23 TOTAL (15 RESIDENTIAL, 8 NONRESIDENTIAL, 0 VISITOR)

## CODE COMPLIANCE

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE W/ THE FOLLOWIN CODES AND REGULATIONS AS APPROVED & AMENDED BY THE CITY OF: PALO ALTO, CA

CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR); 2022 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR 2022 CALIFORNIA ELECTRICAL CODE - PART 3. TITLE 24. CCR

BIKE PARKING REQUIRED: 0 SHORT-TERM, 1 LONG-TERM

BIKE PARKING PROPOSED: 0 SHORT-TERM, 1 LONG-TERM

2022 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR 2022 CALIFORNIA PLUMBING CODE, - PART 5, TITLE 24, CCR 2022 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR 2022 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR 2022 CALIFORNIA GREEN BUILDING STANDARDS - PART 11, TITLE 24, CCR NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS

NFPA 13, STANDARDS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS NFPA 72, NATIONAL FIRE ALARM CODE NFPA 101, LIFE SAFETY CODE \*IT IS THE INTENTION THAT THE ABOVE CODES & REGULATIONS REFER TO THE LATEST EDITION

### **INSULATION REQUIREMENTS:**

OR REVISION IN FORCE ON THE DATE OF THESE DRAWINGS.

FLOORS: R-19 WALLS: R-19+R-8 CONTINUOUS ROOF: R-30 GLAZING: U-0.36, 0.26 SHGC, 46% VLT, NFRC LABLED

# **BUILDING INFORMATION**

RESIDENTIAL AND SUPPORT BUILDINGS OCCUPANCY: (PER CBC 303.1.2, SMALL ASSEMBLY SPACES ARE ACCESSORY TO THE MAIN OCCUPANCY THEY ARE ASSOCIATED WITH) TYPE OF CONSTRUCTION: FIRE SPRINKLERS: FIRE ALARM: YES, NFPA 72 BUILDING HEIGHT; STORIES: 60' ALLOWED, +/- 33' PROPOSED; 3 ALLOWED, 3 PROPOSED (ALLOWABLE WITHOUT AREA INCREASE)

FLOOR AREA: SEE A0.11 - A0.13 OCCUPANTS: SEE A0.11 - A0.13 FIRE RESISTIVE REQUIREMENTS PRIMARY STRUCTURAL FRAME: 1 BEARING WALLS EXTERIOR: BEARING WALLS INTERIOR:

NONBEARING WALLS EXTERIOR: 1 HR AS REQUIRED DUE TO FIRE SEPARATION DISTANCE. SEE

NONBEARING WALLS INTERIOR: 0 1 HR AT SLEEPING UNIT SEPARATIONS FLOOR CONSTRUCTION:

ROOF CONSTRUCTION: **EXTERIOR WALL FIRE RESISTIVE REQUIREMENTS PER FIRE SEPARATION DISTANCE** DISTANCE (FT) FR RATING (HR) X < 5

 $5 \le X < 10$ 10 ≤ X < 30 X ≥ 30

TRASH ENCLOSURE AND STORAGE U, S-1, (NONSEPARATED) OCCUPANCY: TYPE OF CONSTRUCTION: FIRE SPRINKLERS: FIRE ALARM: BUILDING HEIGHT; STORIES:

40' ALLOWED, +/- 15.5' PROPOSED; 1 ALLOWED, 1 PROPOSED (ALLOWABLE NONSPRINKLERED) FLOOR AREA: SEE A0.11 - A0.13

OCCUPANTS: SEE A0.11 - A0.13 **FIRE RESISTIVE REQUIREMENTS** PRIMARY STRUCTURAL FRAME: 0 BEARING WALLS EXTERIOR: BEARING WALLS INTERIOR: NONBEARING WALLS EXTERIOR: C

NONBEARING WALLS INTERIOR: C

**EXTERIOR WALL FIRE RESISTIVE REQUIREMENTS PER FIRE SEPARATION DISTANCE** 

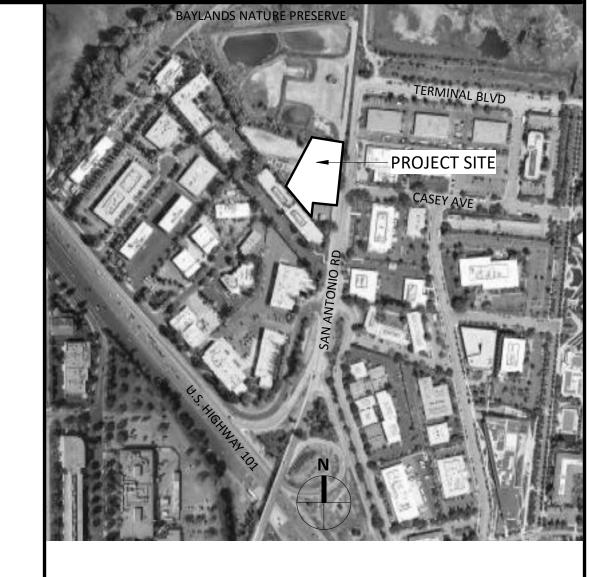
### DISTANCE (FT) FR RATING (HR)

X < 5 5 ≤ X < 10 10 ≤ X < 30 X ≥ 30

FLOOR CONSTRUCTION:

ROOF CONSTRUCTION:

#### **VICINITY MAP** INDEX OF DRAWINGS



**GENERAL NOTES:** 

CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC.. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC.. THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT. © DEVCON CONSTRUCTION, INC.

AREA FOR JURISDICTION APPROVAL STAMPS

NEIGHBORHOOD CONTEXT & PROJECT SITE

ARCHITECTURAL SITE PLAN A1.0 A2.1 FLOOR PLAN LEVEL 1 A2.2 FLOOR PLAN LEVEL A2.3 FLOOR PLAN LEVEL 3 A2.4 ROOF PLAN

A3.1 **ELEVATIONS** A3.2 STREETSCAPE ELEVATIONS & SITE SECTIONS A3.3 **ELEVATIONS - ADMIN & COMMUNITY BLDGS** 

A8.1 EXTERIOR DETAILS 7 - ELECTRICAL

> LIGHTING FIXTURE SCHEDULE / SEQUENCE OF OPERATION

SITE UTILITY POWER PLAN LEVEL 1 SITE LIGHTING PLAN LEVEL 2 SITE LIGHTING PLAN E2.02 LEVEL 3 SITE LIGHTING PLAN E5.01a ONE-LINE DIAGRAM ONE-LINE DIAGRAM

#### REVISIONS

NO. DATE DESCRIPTION

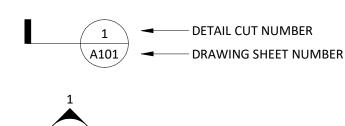
## COVER SHEET

JOB NO. 22-183 DATE: 04/18/2023 DRAWN:JL

SHEET NO.

OF SHEETS

**SYMBOLS** 



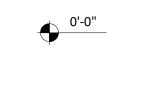
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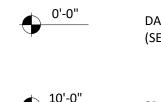
A101 — DRAWING SHEET NUMBER

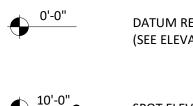


— DRAWING SHEET NUMBER

1 BUILDING SECTION NUMBER (XXXA) — DOOR TAG

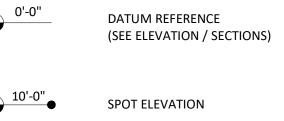


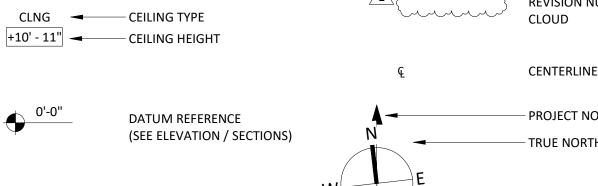


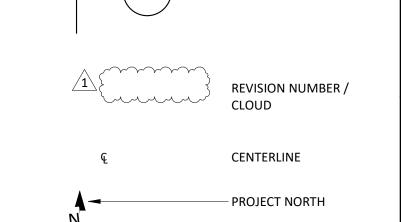


Room name — ROOM NAME

101 **→** ROOM NUMBER







**GRID LINE** 

TRUE NORTH

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CHECKED: KK ISSUE: PLANNING RESUBMTL

#### **BUILDING 'A' GROSS FLOOR AREA** OCCUPANCY 181 SF 258 SF 16038 SF 1082 SF 378 SF 812 SF LEVEL 1 A110 3912 SF LEVEL 1 19950 SF LEVEL 2 A201 14530 SF R-2 R-2 14530 SF LEVEL 2 14530 SF LEVEL 3 A301 LEVEL 3 A302 R-2 LEVEL 3 A303 R-2 LEVEL 3 A304 R-2 LEVEL 3 A305 R-2 LEVEL 3 A306 R-2 LEVEL 3 A307 838 SF R-2 LEVEL 3 A308 838 SF 6825 SF R-2 LEVEL 3 6825 SF

BUILDING 'B' GROSS FLOOR AREA						
LEVEL	NAME	AREA	OCCUPANC			
LEVEL 1	B101	489 SF	S-1			
LEVEL 1	B102	391 SF	U			
LEVEL 1		880 SF				
GRAND TO	OTAL	880 SF				

41305 SF

#### **ALLOWABLE AREA CALCULATIONS**

#### **BUILDING A**

**GRAND TOTAL** 

OCCUPANCIES: R-2, B (SEPARATED) (PER CBC 303.1.2, SMALL ASSEMBLY SPACES ARE ACCESSORY TO THE MAIN OCCUPANCY THEY ARE ASSOCIATED WITH.)

PER CBC 508.4.2, IN EACH STORY, THE SUM OF THE RATIOS OF ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

MIXED-OCCUPANCY BUILDING ALLOWABLE AREA FOR EACH STORY  $Aa = [At + (NS \times If)]$  (EQUATION 5-3)

Aa = ALLOWABLE AREA PER STORY

At = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D, OR SM AS APPLIES) NS = TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED (NS) BUILDING

If = 0.50 (FRONTAGE INCREASE). 50% - 75% OF BUILDING PERIMETER IS > 30 FT.

If = AREA FACTOR INCREASE DUE TO FRONTAGE

1ST STORY **ACTUAL** / ALLOWABLE AREA RATIOS R-2: **16,038** / [12,000 + (12,000 X 0.50)] = **16,038** / 18,000 = 0.891 (SM WITH HT INCREASE)

B: **3,912** / [72,000 + (72,000 X 0.50)] = **3,912** / 108,000 = 0.036 (S1)

R-2: **14,530** / [12,000 + (12,000 X 0.50)] = **14,530** / 18,000 = 0.807 (SM WITH HT INCREASE)

0.807 < 1.0

3RD STORY **ACTUAL** / ALLOWABLE AREA RATIOS

2ND STORY **ACTUAL** / ALLOWABLE AREA RATIOS

R-2: **6,825** / [12,000 + (12,000 X 0.50)] = **6,825** / 18,000 = 0.379 (SM WITH HT INCREASE) 0.379 < 1.0

#### BUILDING B

OCCUPANCIES: U, S-1 (NONSEPARATED)

PER CBC 508.3.2, THE ALLOWABLE BUILDING AREA SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS.

## MIXED-OCCUPANCY BUILDING ALLOWABLE AREA FOR EACH STORY

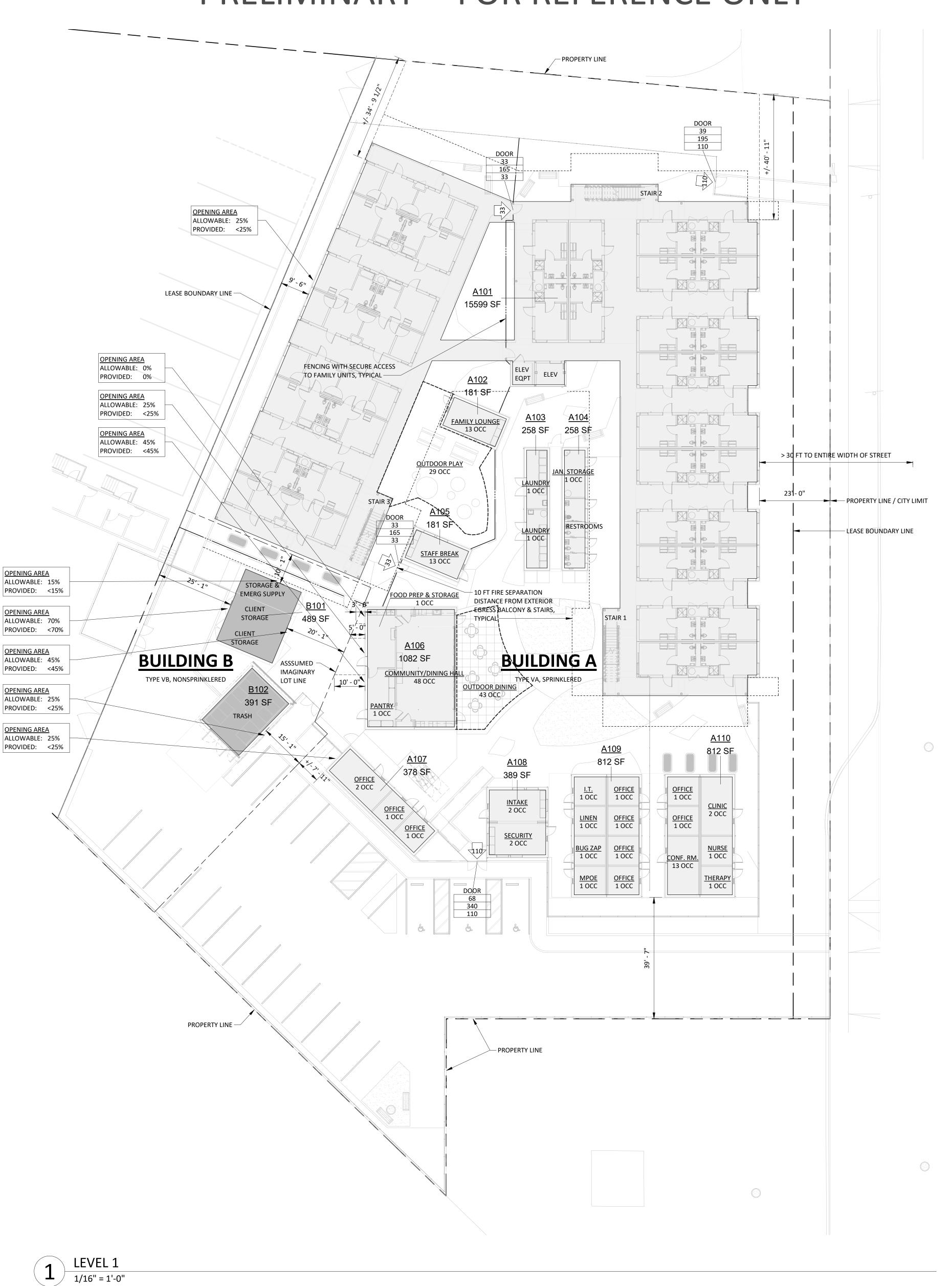
 $Aa = [At + (NS \times If)]$  (EQUATION 5-3) Aa = ALLOWABLE AREA PER STORY

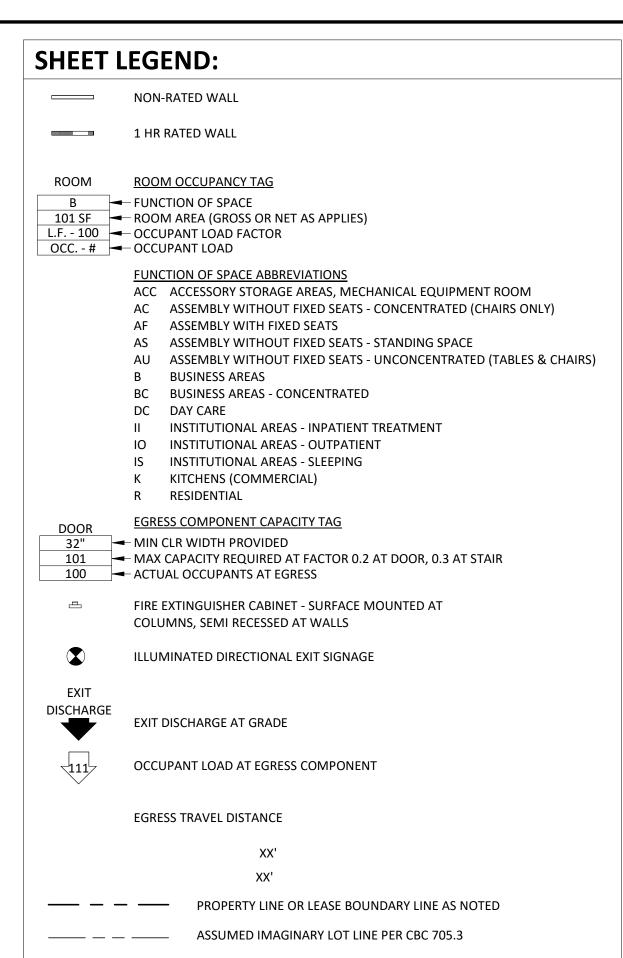
At = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D, OR SM AS APPLIES) NS = TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED (NS) BUILDING If = AREA FACTOR INCREASE DUE TO FRONTAGE

#### If = 0.00 (FRONTAGE INCREASE)

1ST STORY ALLOWABLE AREA ALLOWABLE:  $[5,500 + (5,500 \times 0.00)] = 5,500$  (NS)

# PRELIMINARY -- FOR REFERENCE ONLY



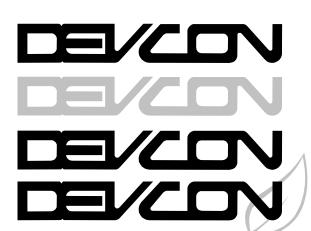


SEE A0.12 FOR OCCUPANT LOAD CALCULATIONS.

OCCUPANTS AT RESIDENTIAL BUILDING A IS THE SAME ON EACH LEVEL. SEE A0.12 FOR OCCUPANT COUNTS.



1221 & 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303



**CONSTRUCTION INCORPORATED** 

Milpitas, California 95035 (408)942-8200 Lic. #399163

**GENERAL NOTES:** 

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AREA FOR JURISDICTION APPROVAL STAMPS

EΝ	VISIONS		
Ο.	DATE	DESCRIPTION	BY
	7/51	1	

| LEVEL 1 LIFE SAFETY & EGRESS PLAN

SHEET NO. JOB NO. 22-183 DATE: 04/18/2023

DRAWN:Author CHECKED: Checker

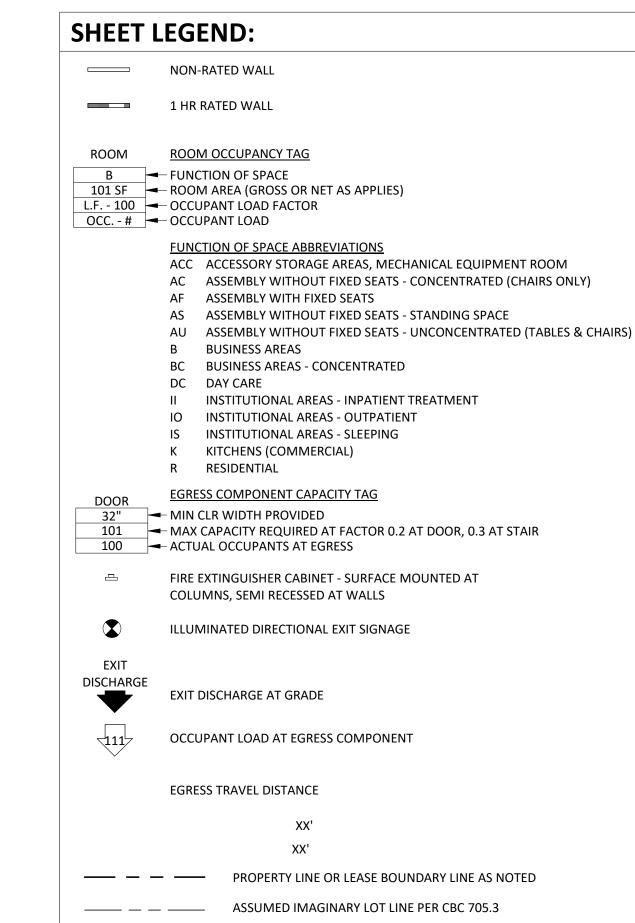
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OF SHEETS

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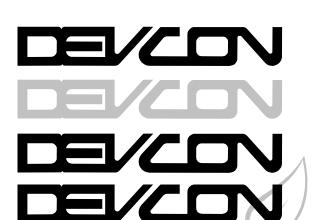




SEE A0.11 FOR BUILDING AREA CALCULATIONS AND ADDITIONAL NOTATION

# Lifelvoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

1221 & 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303



CONSTRUCTION INCORPORATED

690 Gibraltar Drive Milpitas, California 95035 (408)942-8200 Lic. #399163

GENERAL NOTE

CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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AREA FOR JURISDICTION APPROVAL STAMPS

REVISIONS				
NO.	DATE	DESCRIPTION	BY	

LEVEL 2 LIFE SAFETY & EGRESS PLAN

JOB NO. 22-183 SHEET NO.

DATE: 04/18/2023

DRAWN:Author

CHECKED: Checker

OF

SHEETS

1 LEVEL 2
1/16" = 1'-0"

4/18/2023 7:52:55 PM

OCCUPANT LOAD

ACC

CLINIC

CONF. RM.

FAMILY 101

FAMILY 102

FAMILY 103

FAMILY 104

FAMILY 105

FAMILY 106

FAMILY 107

FAMILY 108

JAN. STORAGE

LAUNDRY

LAUNDRY

LINEN

NURSE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

PANTRY

SECURITY

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SINGLE 109

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SINGLE 111

SINGLE 112

SINGLE 116

SINGLE 118

SINGLE 119

SINGLE 120

SINGLE 121 SINGLE 122

SINGLE 123

SINGLE 214

STAFF BREAK

THERAPY

LEVEL 1

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FAMILY 202

FAMILY 203

FAMILY 204

FAMILY 205

FAMILY 206

FAMILY 207

FAMILY 208

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SINGLE 305 SINGLE 306

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SINGLE 309

SINGLE 310

SINGLE 311

SINGLE 312

SINGLE 321 SINGLE 322

SINGLE 323

SINGLE 324

LEVEL 2

OUTDOOR DINING

OUTDOOR PLAY

FOOD PREP & STORAGE

COMMUNITY/DINING HALL AU

FUNCTION O.L.F. OCCUPANTS

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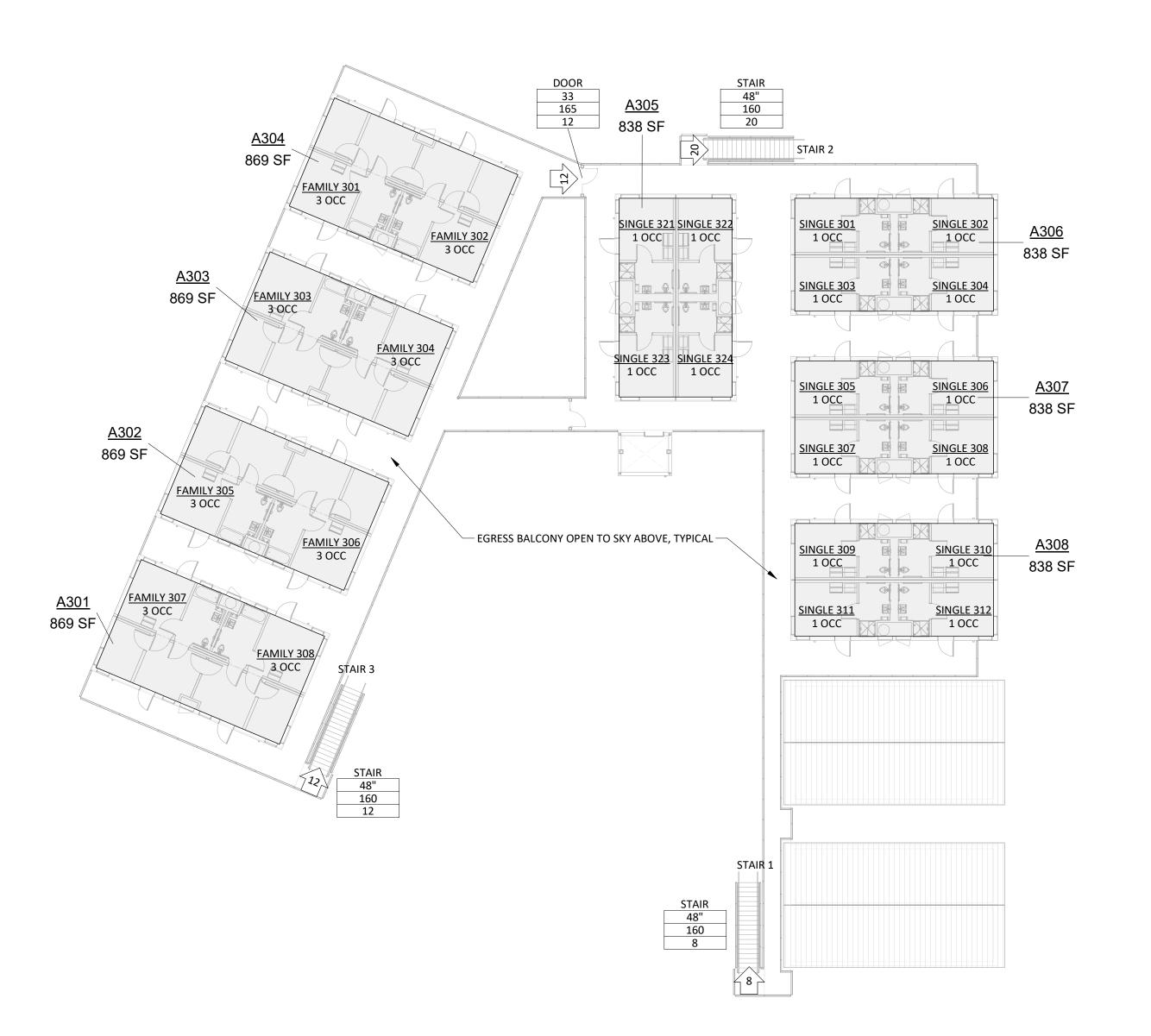
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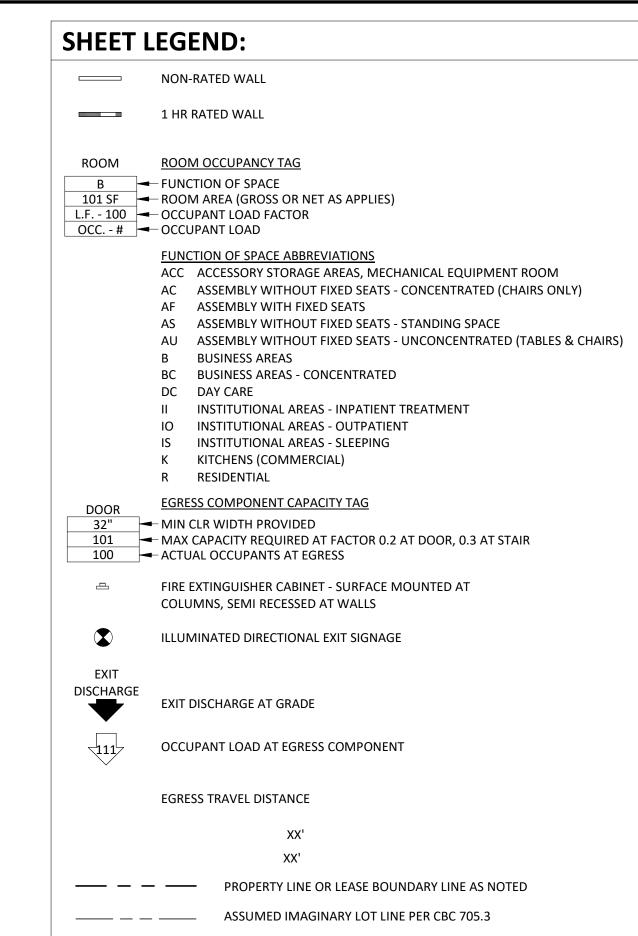
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ISSUE: PLANNING RESUBMTL

# PRELIMINARY -- FOR REFERENCE ONLY





SEE A0.12 FOR OCCUPANT LOAD CALCULATIONS.

OCCUPANTS AT RESIDENTIAL BUILDING A IS THE SAME ON EACH LEVEL. SEE A0.12 FOR OCCUPANT COUNTS.

SEE A0.11 FOR BUILDING AREA CALCULATIONS AND ADDITIONAL NOTATION

# LifeMov/es HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

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AREA FOR JURISDICTION APPROVAL STAMPS

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEVEL 3 LIFE SAFETY & EGRESS PLAN

JOB NO. 22-183 DATE: 04/18/2023

DRAWN:Author

SHEET NO.

SHEETS

CHECKED: Checker ISSUE: PLANNING RESUBMTL OF

LEVEL 3

1/16" = 1'-0"



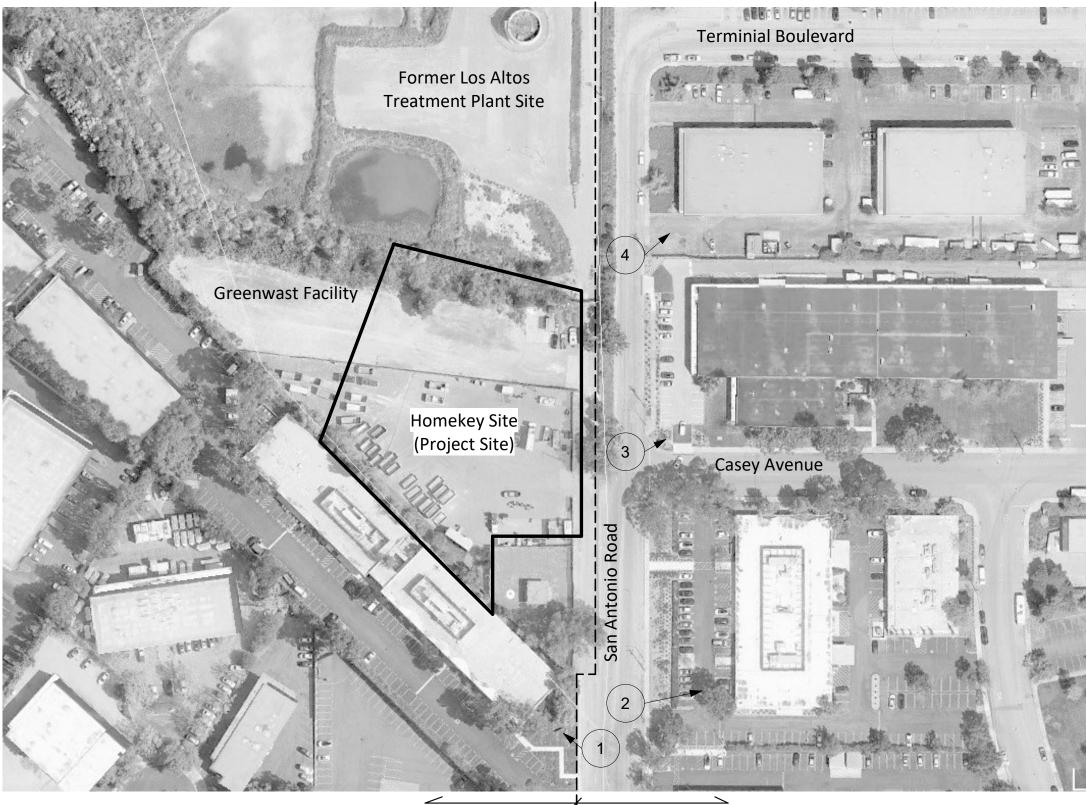
NEIGHBORHOOD CONTEXT 1: 1129 San Antonio Rd., Palo Alto, CA 94303



**NEIGHBORHOOD CONTEXT** 2: 1161 San Antonio Rd., Mountain View, CA 94043



NEIGHBORHOOD CONTEXT 3: 2690 Casey Ave., Mountain View, CA 94043



City of



4: 1201 San Antonio Rd., Palo Alto, CA 94303

**NEIGHBORHOOD CONTEXT** 

Project Site Photos (From South to North)





THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS

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REVISIONS

DRAWN:JC

ISSUE: PLANNING RESUBMTL

NO. DATE DESCRIPTION



NEIGHBORHOOD CONTEXT & PROJECT SITE PHOTOS

JOB NO. 22-183 SHEET NO. DATE: 04/18/2023

A0.20 CHECKED: KK

SHEETS

OF

Project Site Photos (Continue up North)

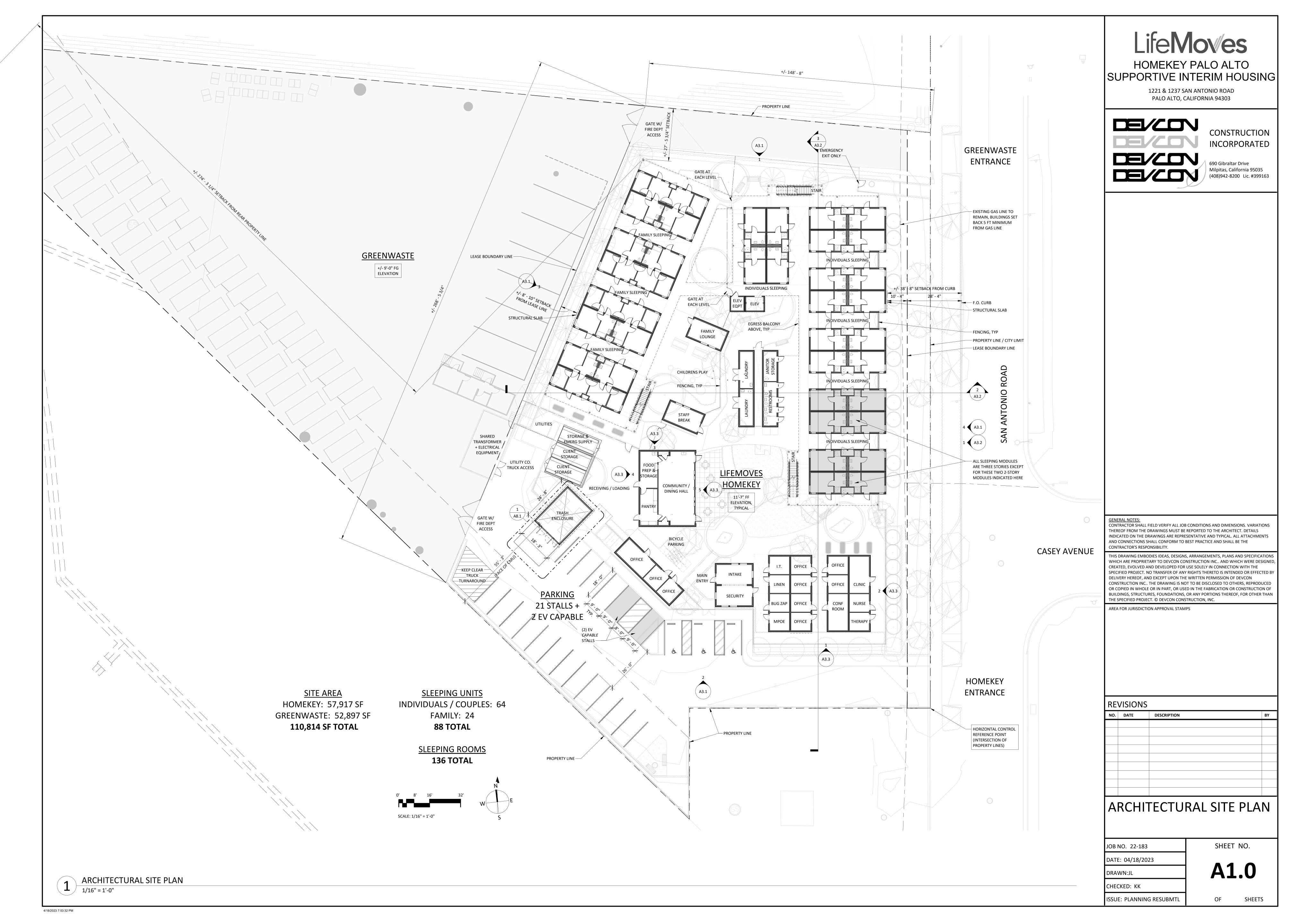
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LifeMov/es

HOMEKEY PALO ALTO

SUPPORTIVE INTERIM HOUSING

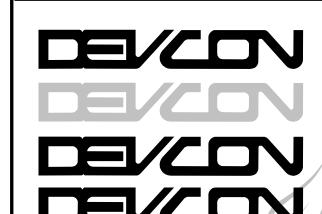
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WALL LEGEND



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	ABOVE CEILING WALL 3 5/8": 5/8" TYPE X GYP BD. BOTH SIDES OVER 3 5/8" MET STUD
	ABOVE CEILING WALL 6": 5/8" TYPE X GYP BD. BOTH SIDES OVER 6" METAL S
	FULL HEIGHT WALL 3 5/8": 5/8" TYPE X GYP BD. BOTH SIDES OVER 3 5/8" MET STUD
	FULL HEIGHT WALL 6": 5/8" TYPE X GYP BD. BOTH SIDES OVER 6" METAL STUD
	1 HR RATED WALL 3 5/8": 5/8" TYPE 'X' GYP. BD. BOTH SIDES O/ 3 5/8" (U.O.N.) MTL. STUDS AT 24" O.C. TO UNDERSIDE OF STRUCTURE ABOVE.
	1 HR RATED WALL 6": 5/8" TYPE 'X' GYP. BD. BOTH SIDES O/ 6" (U.O.N.) MTL. STUDS AT 24" O.C. TO UNDERSIDE OF STRUCTURE ABOVE.
	1 HR RATED SHAFT WALL 2 1/2": 3 5/8" METAL STUD WITH 5/8" GYP. BD. BOTH SIDES
	1 HR RATED SHAFT WALL 4": 1 LAYER OF 5/8" TYPE 'X' GYP. BD. 4" CT STUD, ANI 1" SHAFTLINER ON SHAFT SIDE.
	2 HR RATED WALL 3 5/8": 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. BOTH SIDES O/ 5/8" (U.O.N.) MTL. STUDS @ 24" O.C. TO UNDERSI OF STRUCTURE ABOVE
	2 HR RATED WALL 6": 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. BOTH SIDES O/ 6" (U.O.N.) MTL. STUDS @ 24" O.C. TO UNDERSIDE OF STRUCTURE ABOVE
	2 HR RATED SHAFT WALL 2 1/2": 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. O/ 2 1/2" CT STUD, AND 1" SHAFTLINER ON SHAFT SIDE.
	2 HR RATED SHAFT WALL 4": 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. O/ 4" CT STUD AND 1" SHAFTLINER ON SHAFT SIDE.
	UNDER-GRID WALL 3 5/8": 5/8" TYPE X GYP BD. BOTH SIDES OVER 3 5/8" METAL STUD
	UNDERGRID WALL 6": 5/8" TYPE X GYP BD. BOTH SIDES OVER 6" METAL STUD
	NOTCH WALL 3 5/8": 5/8" TYPE X GYP BD. BOTH SIDES OVER 3 5/8"
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REVISIONS	

# FLOOR PLAN LEVEL 1

JOB NO. 22-183 DATE: 04/18/2023 DRAWN:JC

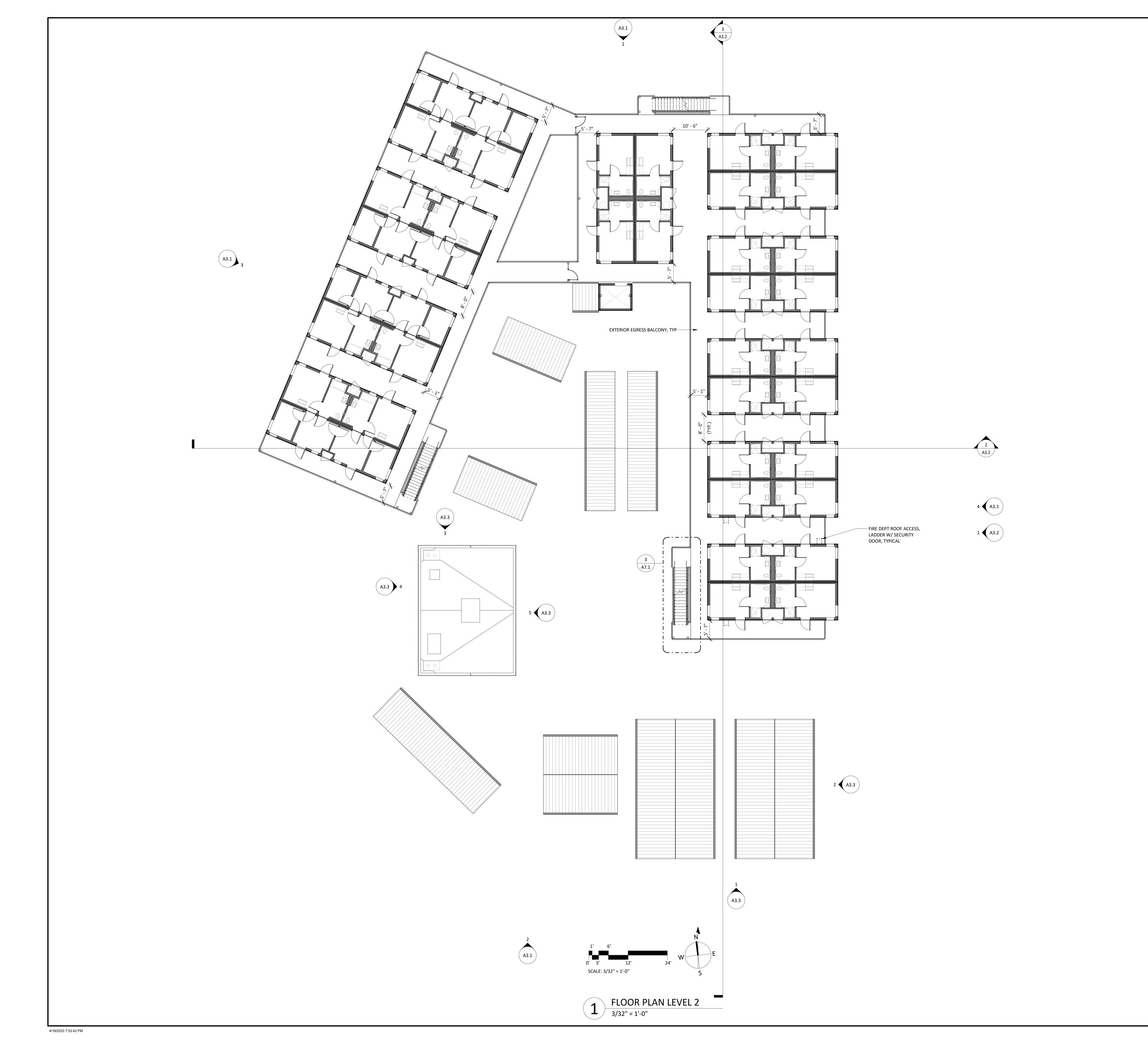
ISSUE: PLANNING RESUBMTL

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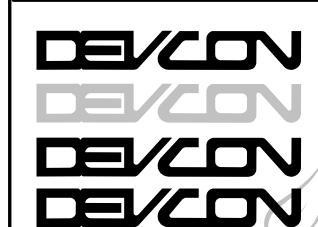
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1221 & 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303



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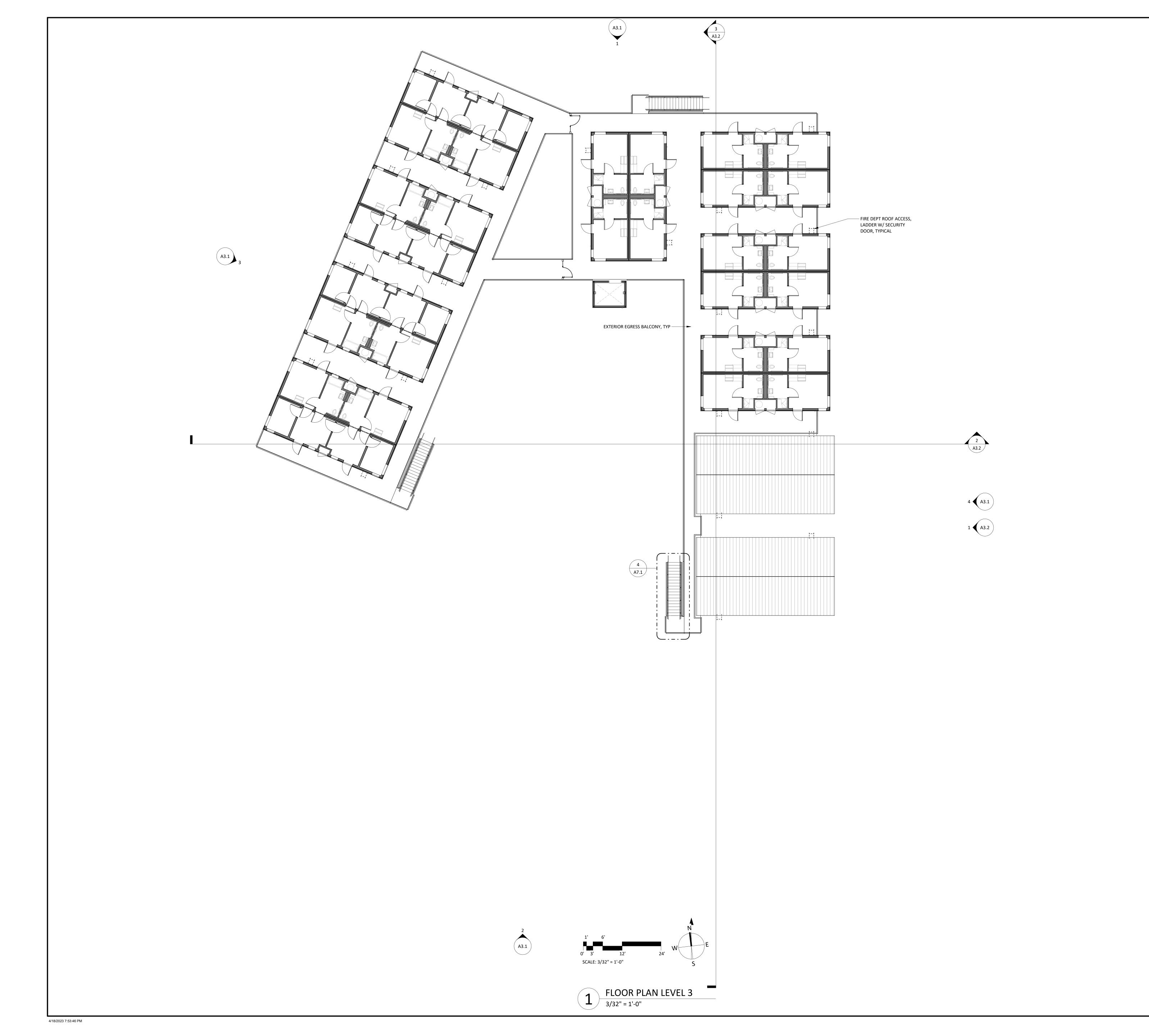
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# FLOOR PLAN LEVEL 2

JOB NO. 22-183	SHEET NO.
DATE: 04/18/2023	
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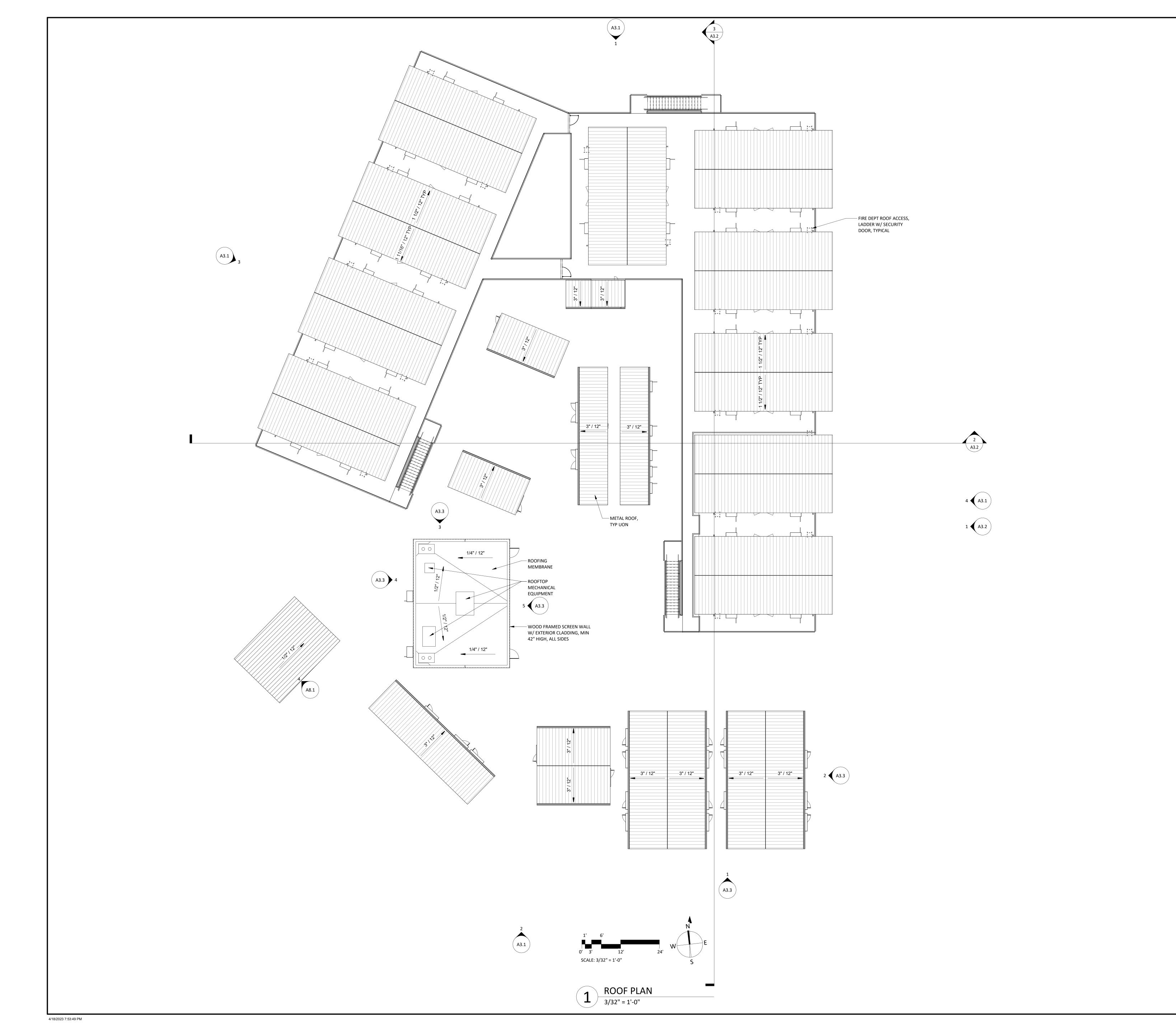
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# FLOOR PLAN LEVEL 3

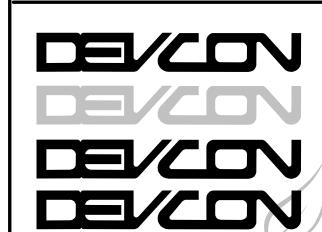
SHEET NO. JOB NO. 22-183 DATE: 04/18/2023

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OF SHEETS



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NO.	DATE	DESCRIPTION	BY

# ROOF PLAN

ISSUE: PLANNING RESUBMTL

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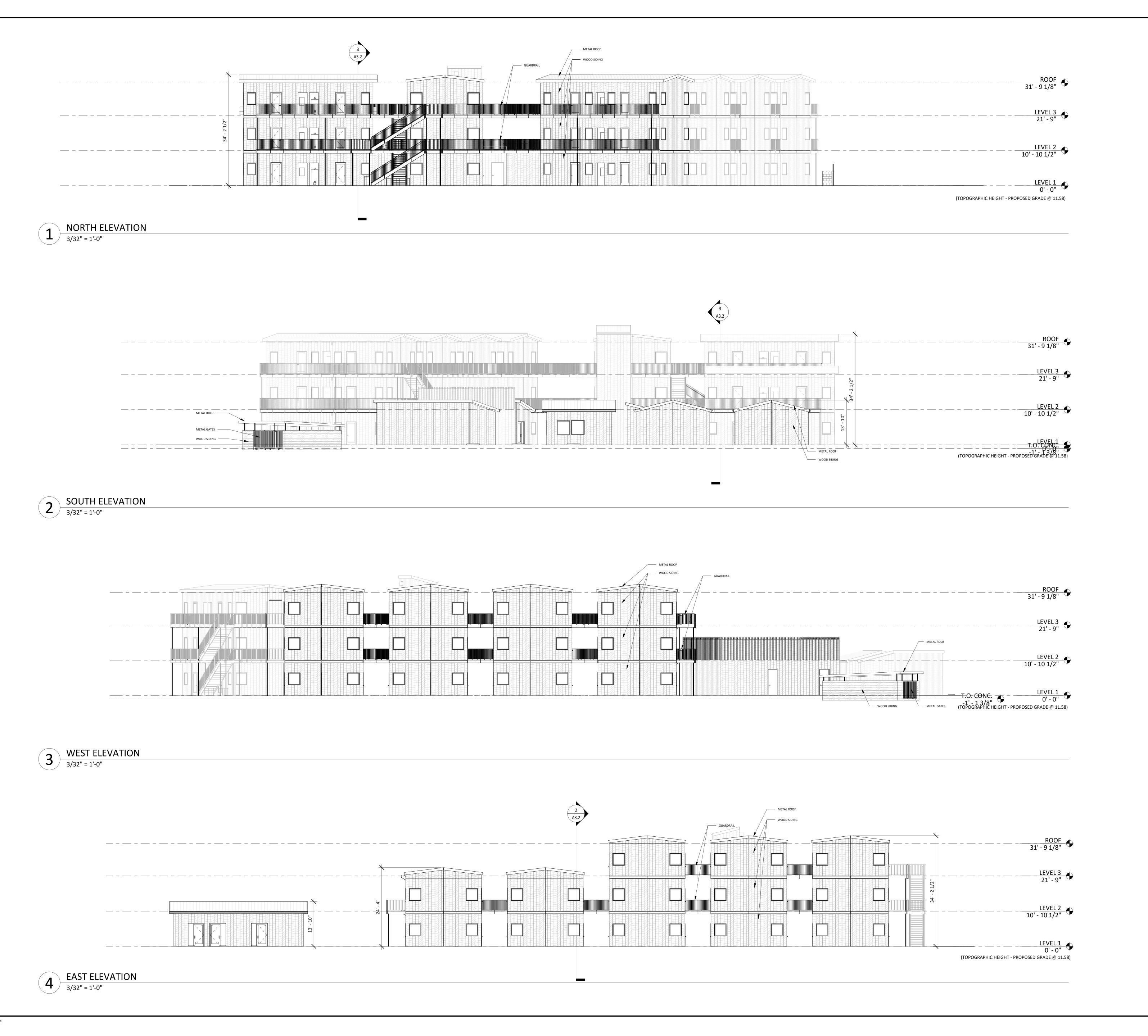
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JOB NO. 22-183 SHEET NO.

DATE: 04/18/2023

A2.4

OF SHEETS



1221 & 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303



### **GENERAL NOTES - ELEVATIONS**

1 FOR EXTERIOR FINISHES, REFER TO EXTERIOR ELEVATIONS AND MATERIALS SAMPLES BOARDS FOR MORE INFORMATION

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# ELEVATIONS

ISSUE: PLANNING RESUBMTL

JOB NO. 22-183

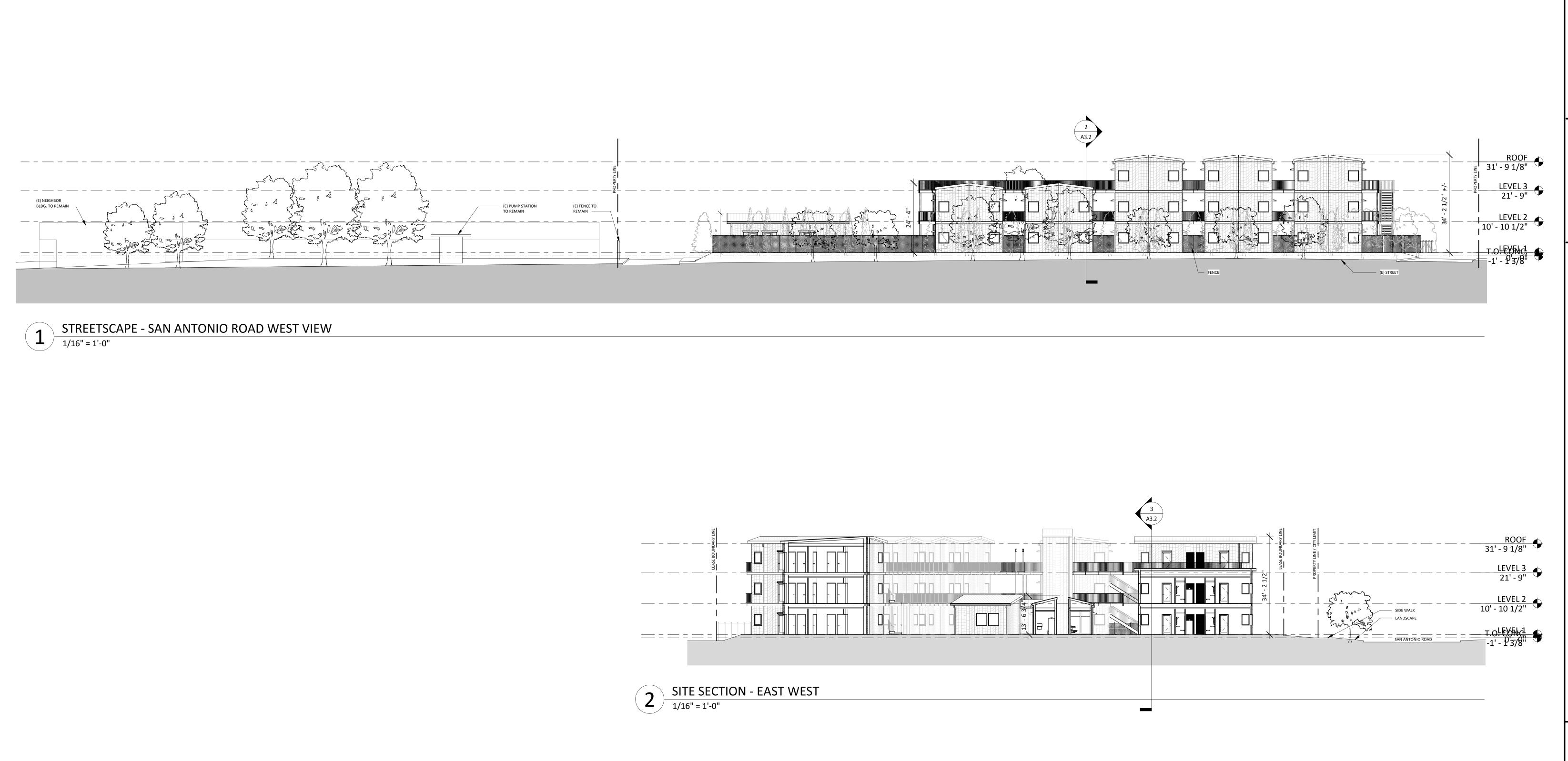
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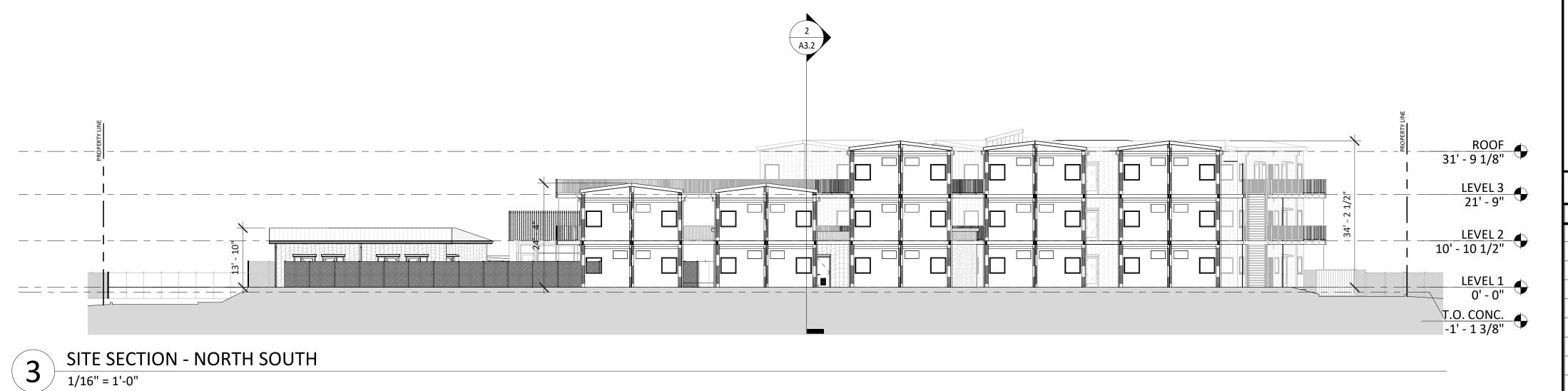
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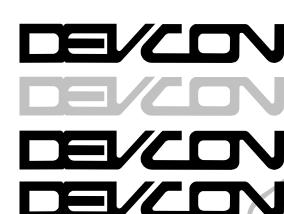
OF

SHEETS





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REVISIONS

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# STREETSCAPE ELEVATIONS & SITE SECTIONS

JOB NO. 22-183

DATE: 04/18/2023

DRAWN:JC

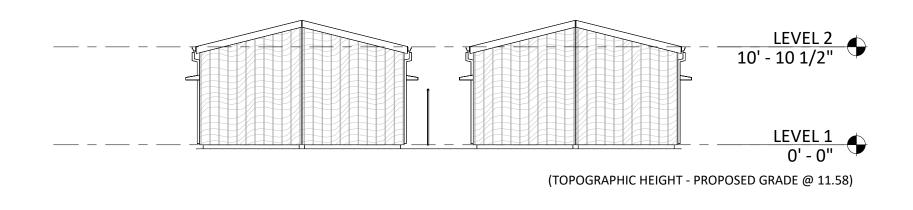
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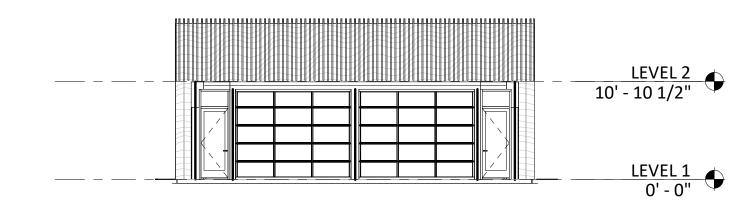
ISSUE: PLANNING RESUBMTL OF SHEETS

# LEVEL 2 10' - 10 1/2" LEVEL 1 0' - 0"

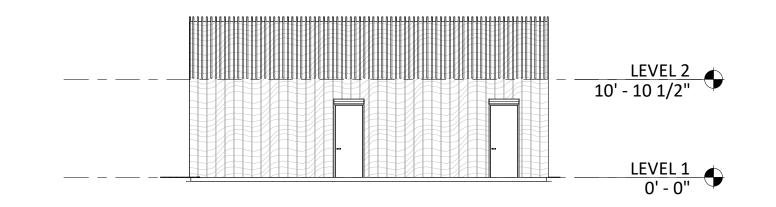


ADMIN BUILDING - EAST ELEVATION

ADMIN BUILDING - SOUTH ELEVATION

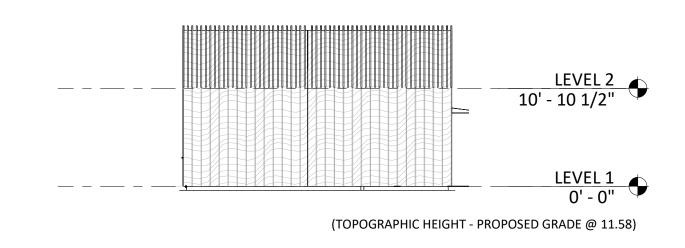


5 COMMUNITY HALL - EAST ELEVATION
3/32" = 1'-0"



COMMUNITY HALL - WEST ELEVATION

3/32" = 1'-0"



3 COMMUNITY HALL - NORTH ELEVATION
3/32" = 1'-0"

HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING 1221 & 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303

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ELEVATIONS - ADMIN & COMMUNITY BLDGS

SHEET NO. JOB NO. 22-183 DATE: 04/18/2023

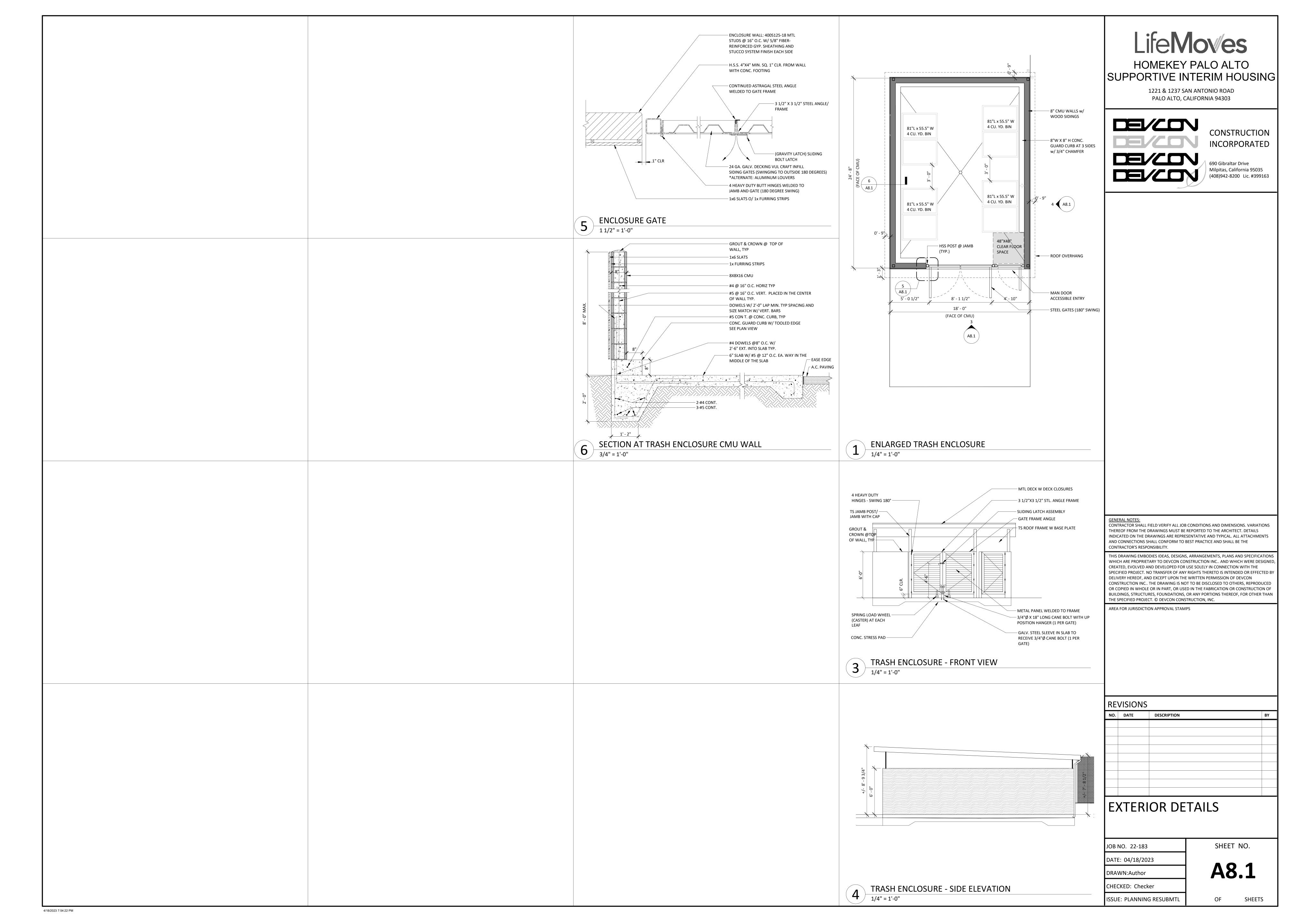
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OF SHEETS

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DRAWN:Author CHECKED: Checker

ISSUE: PLANNING RESUBMTL



- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR AN EASEMENT INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF SEWERS OR OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL, FENCE, OR OTHER CONSTRUCTION. AN ENCROACHMENT PERMIT IS ALSO REQUIRED FOR THE PLACEMENT OF DEBRIS BOXES, STORAGE CONTAINERS, OR CONSTRUCTION MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL GIVE THE CITY ENGINEER AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
- 4. THE CONTRACTOR SHALL REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO STAKING.
- 5. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
- 6. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED DURING THE HOURS OF 8:00 AM TO 6:00 PM ON WEEKDAYS AND 9:00 A.M. TO 5:00 PM ON WEEKENDS, IN ACCORDANCE WITH THE CITY OF MOUNTAIN VIEW AND THE CITY OF PALO ALTO NOISE CONTROL ORDINANCE. CONSTRUCTION SHALL BE PROHIBITED ON THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY (JANUARY 1), MARTIN LUTHER KING JUNIOR DAY (JANUARY 18), PRESIDENT'S DAY (FEBRUARY 15), MEMORIAL DAY (MAY 30), INDEPENDENCE DAY (JULY 4). LABOR DAY (SEPTEMBER 5), VETERAN'S DAY (NOVEMBER 11), THANKSGIVING DAY (NOVEMBER 24), AND CHRISTMAS DAY (DECEMBER 25), IF WORK IS PROPOSED TO BE PERFORMED BETWEEN OCTOBER AND APRIL. THE CITY ENGINEER MUST APPROVE THE TIME FRAME IN ACCORDANCE WITH SECTION 12.08.165 OF THE MUNICIPAL CODE.
- 7. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, EVEN IF THE DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
- 8. THE CONTRACTOR SHALL RESTORE WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION, TO THE SATISFACTION OF THE CITY ENGINEER.
- EXISTING PEDESTRIAN WALKWAYS. BIKEPATHS AND ADA ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
- 10. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT CITY STREETS FOR EMERGENCY RESPONSES UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.
- 11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING CITY STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO

PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.

- 12. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT UNLESS OTHERWISE APPROVED BY CITY ENGINEER. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.
- 13. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE/THEY SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION A HIS/HER/THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- 14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT OF DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- 15. DURING CONSTRUCTION, THE STREET SHALL BE CLEANED BY DAILY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER. FOR INPUT AND EXPORT OF ALL DIRT AND AGGREGATES, CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE APPROVED PROJECT GRADING AND DIRT HAUL CERTIFICATE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS. DIRT HAULING PERMIT IS REQUIRED.
- 16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, BEFORE PROCEEDING WITH THE WORK IN
- 17. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT
- 18. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.
- 19. ARTICLE 87 OF THE CFC SHALL BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING UNDER CONSTRUCTION.
- 20. THE CONTRACTOR SHALL COORDINATE HIS/HER/THEIR WORK WITH THE INSTALLATION OF PG&E, AT&T, AND CABLE TV FACILITIES.
- 21. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO START OF WORK TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
- 22. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF ANY DETOURS.
- 23. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
- 24. THE CONTRACTOR SHALL PERFORM TESTS AS NECESSARY IN ACCORDANCE WITH CITY STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER, AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.
- 25. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES. CURB INLETS. CATCH BASINS. VALVES. MONUMENT COVERS. AND OTHER CASTINGS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
- 26. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES), WASTE DISCHARGE IDENTIFICATION NUMBER (WDID NO.), CONSTRUCTION PERMIT, IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES RELATED TO THIS SITE. ANY DISCHARGE, DURING CONSTRUCTION, OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED WATER. THE CONTRACTOR MUST MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.
- 27. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 28. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION

- WORK, NOTIFY ENGINEER AND STOP ALL WORK WITHIN 100 FEET OF THESE MATERIALS UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND DEEMED NECESSARY.
- THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE. THESE NUMBERS SHALL BE POSTED ON ALL SIDES OF THE SITE.
- 30. AT LEAST 48 HOURS NOTICE TO THE ENGINEERING DIVISION IS REQUIRED FOR A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
- PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS DIRECTED BY THE CITY ENGINEER. WHEN THE LOWEST FINISHED FLOOR LEVEL IS 12 INCHES OR LESS
- ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEAN OUT. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED
- TO PROVIDE FOR THE SAFE DISCHARGE OF STORMWATER INTO EXISTING STORM DRAINAGE FACILITIES. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE AND CONFORM TO CALTRANS AND CITY

BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES

SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND

SPECIFICATIONS. REVIEW OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE PERMITTEE OR HIS/HER/THEIR ENGINEER FROM THE

RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY

ALL CITY STANDARD DETAILS REFERENCED ON THE PLANS SHALL BE THE CURRENT VERSION AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT. THE MOST CURRENT CITY DETAILS CAN BE FOUND ON THE CITY'S WEBSITE.

DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

- A LICENSED LAND SURVEYOR SHALL BE RETAINED TO ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF ALL IMPROVEMENTS AND TO VERIFY THE PROPER INSTALLATION OF ALL IMPROVEMENTS. A STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO UPDATE CONTRACT PLANS AND TO SUBMIT RECORD DRAWINGS INDICATING ALL FINAL IMPROVEMENTS, WITH APPROVED REVISIONS, INSTALLED.
- SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION OF AN IMPROVEMENT REQUIRING THEM.
- THE CONTRACTOR SHALL PLACE A "S" (FOR SEWER) IN THE WET CONCRETE CURB TOP AT ALL NEW SEWER LATERAL LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH. ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

#### LAYOUT NOTES

41. ALL CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

#### **EXISTING CONDITIONS**

- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED FEBRUARY 23 2022 BY BKF ENGINEERS. GRADES ENCOUNTERED MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
- CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS/HER/THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS/HER/THEIR OPERATION.

- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE NOTES AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
- 47. REFER TO THE GEOTECHNICAL REPORT "HOMEKEY PALO ALTO 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA GEOTECHNICAL REPORT" PREPARED BY ENGEO INCORPORATED, DATED APRIL 29, 2022.
- 48. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
- EARTHWORK AND SITE DRAINAGE, INCLUDING PIER FOUNDATION EXCAVATIONS, RETAINING WALL BACKFILL, SUBGRADE PREPARATION BENEATH HARDSCAPE PLACEMENT, AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER/THEIR OWN EXPENSE WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES. THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
- BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE PLACED AND COMPACTED ACCORDING TO THE GRADING RECOMMENDATIONS. IF IMPORTED CLEAN SAND OR GRAVEL (DEFINED AS SOIL WITH LESS THAN 10 PERCENT FINES) IS USED AS BACKFILL, IT SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. JETTING OF TRENCH BACKFILL IS NOT PERMITTED.

CONTRACTOR TO MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY TIE-IN, CUT AND CAP, DEMOLITION, ABANDONMENT OF OR WORK WITH THEIR FACILITIES.

54. CONTRACTOR TO MAKE ARRANGEMENTS WITH CITY AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY TIE-IN AND ANY TASK IN WHICH PARTICIPATION BY CITY AND RESPECTIVE UTILITY AGENCIES FORCES AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE 55. A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY

CROSSINGS UNLESS OTHERWISE NOTED.

ACP

APN

LIP OF GUTTER

LIMIT OF WORK

LANDSCAPE

MAXIMUN

MINIMUM

MANHOLE

NUMBER

ON CENTER

OVERHEAD

PERFORATED

PARKING

PROPOSED

NOT TO SCALE

OUTSIDE DIAMETER

PACIFIC GAS & ELECTRIC

POINT OF CONNECTION

POLYVINYL CHLORIDE

RELATIVE COMPACTION

POINT OF REVERSE CURVE

PUBLIC UTILITY EASEMENT

REINFORCED CONCRETE PIPE

SEE ARCHITECTURAL DRAWINGS

STORM DRAIN AREA DRAIN

STORM DRAIN CLEANOUT

STORM DRAIN MANHOLE

SEE ELECTRICAL PLANS

SEE LANDSCAPE PLANS

SANITARY SEWER CLEANOUT

UNDERGROUND SERVICE ALERT

SANITARY SEWER MANHOLE

SEE PLUMBING PLANS

STORM DRAIN DROP INLET

SEE JOINT TRENCH PLANS

STORM DRAIN CATCH BASIN

POINT OF COMPOUND CURVATURE

RADIUS, RIGHT OF ALIGNMENT LINE

OFFICIAL RECORD

PROPERTY LINE

RIM ELEVATION

RIGHT OF WAY

STORM DRAIN

SQUARE FEET

STREET LIGHT

STREET

STATION

STANDARD

SIDEWALK

TELEPHONE

TYPICAL

VERTICAL

STREET LIGHT BOX

SANITARY SEWER

TO BE DETERMINED TOP OF CURB

TOP OF PAVEMENT

VALLEY GUTTER

WATER, WEST

WATER METER

WATER VALVE

WITH

SANITARY

SLOPE, SOUTH

LSCP, LS

PG&E

PKG

SDDI

SSMH

STA

, TEL, TELE

LOW IMPACT DEVELOPMENT

- 56. ALL IRRIGATION SLEEVES REQUIRED BY LANDSCAPING PLANS SHALL BE INSTALLED BY THIS CONTRACTOR PRIOR TO CONSTRUCTING SURFACE IMPROVEMENTS. IRRIGATION SLEEVES SHALL BE FOUR (4) INCH PVC (SCHEDULE 40) PIPE AND SHALL EXTEND A MINIMUM TWELVE (12) INCHES BEHIND THE BACK OF CURB OR BACK OF WALK AT A MINIMUM DEPTH OF THIRTY-SIX (36) INCHES BELOW GRADE. SEE LANDSCAPE PLANS FOR LOCATIONS.
- CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.
- 58. ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL ACCEPT H-20 LOADS. THE ENTIRE BOX, NOT JUST THE LID, MUST ACCEPT H-20. LOADS UNLESS OTHERWISE NOTED.
- 59. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHEET PILING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.
- CONTRACTOR SHALL STENCIL STORM DRAIN INLETS WITH NPDES STATEMENT, CONTRACTOR SHALL CONTACT THE CITY OF MOUNTAIN VIEW AND THE CITY OF PALO ALTO ENGINEERING DIVISION TO OBTAIN THE STENCIL TEMPLATE AND COORDINATE COLOR AND APPLICATION PROCEDURE.
- BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN. MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS. ETC. WITH A REPRESENTATIVE OF THE CITY AND/OR RESPECTIVE UTILITY AGENCY.
- 62. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH SECTION 19-3.062 OF THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 POUNDS NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.

#### STORM DRAIN NOTES

- 63. ALL STORM DRAIN WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6 OF THE CITY OF MOUNTAIN VIEW AND THE CITY OF PALO ALTO DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF MOUNTAIN VIEW AND THE CITY OF PALO ALTO PUBLIC WORKS ENGINEERING DIVISION WEBSITES.
- 64. PUBLIC STORM DRAIN LINES 15-INCH MIN SHALL BE REINFORCED CONCRETE PIPE (RCP), AND 12-INCH MIN SHALL BE C900 POLYVINYL CHLORIDE (PVC) CLASS 150 PIPE PER CITY STANDARD DESIGN CRITERIA. PIPE SPIGOT AND SOCKET JOINTS SHALL CONFORM TO ELASTOMERIC GASKET JOINTS IN SECTION 207-17 OF THE "GREEN BOOK." INSTALLATION OF STORM SEWER PIPES AND FITTINGS AS WELL AS TESTING SHALL CONFORM TO SECTION 306 OF THE "GREEN
- 65. IN AREAS OF SHALLOW COVER, REINFORCED CONCRETE PIPE (RCP) SHALL BE USED. REFER TO UTILITY PLAN FOR SPECIFIC LOCATIONS.

#### WATER SERVICE INSTALLATION NOTES

- 66. TRACER WIRE AND TRACER TAPE SHALL BE INSTALLED WITH THE WATER MAIN. THE WIRE SHALL BE PLACED IMMEDIATELY UNDER THE PIPE AND EXTENDED TO THE STREET OR GROUND SURFACE AT EVERY VALVE BOX. THE TAPE SHALL BE 2" INCHES WIDE NON-METALLIC AS DIRECTED BY THE CITY ENGINEER AND PLACED NOT LESS THAN 6 INCHES BELOW THE SUBGRADE AND NOT LESS THAN 12 INCHES ABOVE THE PIPE.
- 67. ONE WATER METER IS REQUIRED FOR EACH WATER LINE. THIS INCLUDES WATER METER AND RELIEF VALVE FOR FIRE PROTECTION LINE PLACED WITHIN PROPERTY LINE PER SF DWG A-1290.2.
- 68. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE SFPUC'S WATER QUALITY DIVISION.
- 69. EACH WATER LINE REQUIRES AN APPROVED REDUCED PRESSURE

PRINCIPLE BACKFLOW PREVENTER.

CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORD DRAWINGS SHALL BE "REDLINED" ON A SET OF PRINTS. THE REDLINED PRINTS SHALL BE DELIVERED TO THE CONSTRUCTION MANAGER.

# **BASIS OF SURVEY**

71. THE BEARING OF NORTH 06°53'03" EAST ALONG SAN ANTONIO ROAD AS SHOWN ON THAT CERTAIN MAPS, FILED FOR RECORD ON DECEMBER 3, 2007 IN BOOK 820 PARCEL MAPS AT PAGE 29, SANTA CLARA COUNTY RECORDS.

#### UNAUTHORIZED CHANGES AND USES

72. THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE

#### STATEMENT OF RESPONSIBILITY

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL COMPLY WITH ALL STATE. COUNTY AND CITY LAWS AND ORDINANCES: AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS. OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

#### **EROSION & SEDIMENT CONTROL**

- CONTRACTOR SHALL IMPLEMENT MEASURES AS DETAILED IN THE APPROVED EROSION CONTROL PLAN INCLUDED HEREIN.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL REQUIRED BATCH-WASTE WATER DISCHARGE PERMITS FROM DEWATERING ACTIVITIES.
- MEASURES SHOWN IN THE EROSION CONTROL PLAN ARE MINIMUM REQUIREMENTS AND ADDITIONAL MEASURES SHOULD BE INCORPORATED AS NECESSARY FOR COMPLIANCE.
- CONTRACTOR MAY ADJUST MEASURES AS SITE CONDITION

**LEGEND ABBREVIATIONS** <u>PROPOSED</u> <u>EXISTING</u> AGGREGATE BASE SITE BOUNDARY \_\_\_\_\_ ASPHALT CONCRETE ASBESTOS CEMENT PIPE LOT LINE AREA DRAIN APPENDIX ASSESSORS PARCEL NUMBER CONTOUR LINE B/W, BW BACK OF WALK BEGINNING OF CURVE FENCE BACKFLOW PREVENTER BLD, BLDG BUILDING STORM DRAIN воттом CURB AND GUTTER CATCH BASIN SANITARY SEWER — SS — — ss — CENTER LINE CLEARANCE WATER MAIN \_\_\_ w \_\_\_ w \_\_\_ CLEANOUT CONCRETE CATV. CTV CABLE TELEVISION FIRE SERVICE LINE DOUBLE CHECK DETECTOR ASSEMBLY DCDA DROP INLET FIRE WATER MAIN — FW — DIAMETER DRAINAGE MANAGEMENT AREA — GAS — GAS LINE DOC, DU DOCUMENT DOMESTIC WATER DRAWING NATURAL GAS LINE \_\_\_\_ NG \_\_\_\_ NG \_\_\_ DRIVEWAY EAST JOINT TRENCH — E — E — **ELECTRIC EASEMENT** EASE, ESMI TELECOM LINE ELECTRIC BOX END OF CURVE EXISTING GRADE —— OH ——— OVERHEAD ELEC LINE ELEVATION EL, ELEV ELECTRIC METER SANITARY SEWER CLEAN OUT EX, EXIST EXISTING FACE OF CURB FIRE DEPARTMENT CONNECTION SANITARY SEWER MANHOLE FINISHED FLOOR FINISHED GRADE STORM DRAIN CURB INLET FIRE HYDRANT FLOWLINE STORM DRAIN MANHOLE FENCE FIBER OPTIC CABLE FIRE SERVICE STORM DRAIN CLEAN OUT FIRE WATER STORM DRAIN AREA DRAIN GRADE BREAK GAS METER STORM DRAIN CATCH BASIN GALLONS PER MINUTE GRATE, GRATE ELEVATION STORMFILTER GATE VALVE HDPE HIGH DENSITY POLYETHYLENE BACKFLOW PREVENTER NNHIGH POINT H. HORZ **HORIZONTAL** INVFRT FIRE DEPARTMENT CONNECTION **IRRIGATION** JOINT POLE FIRE HYDRANT JOINT TRENCH LENGTH LINEAR FEET WATER VALVE

WATER METER

**TRANSFORMER** 

STREET LIGHT

POLE LIGHT

STREET SIGN

JOINT POLE

SPOT ELEVATION

INLET PROTECTION

MONUMENT

<u>SYMBOL LEGEND</u> **DESCRIPTION** DETAIL SECTION A ON SHEET C1.01 DETAIL A ON SHEET C1.01

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	SHEET LIST TABLE
SHEET NUMBER	SHEET TITLE
C0.1	LEGEND, NOTES & ABBREVIATIONS
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	FIRE ACCESS PLAN
C3.0	PRELIMINARY OVERALL UTILITY PLAN
C3.1	PRELIMINARY DETAILED STORM PLAN
C3.2	PRELIMINARY DETAILED STORM PLAN
C3.3	PRELIMINARY DETAILED SEWER PLAN
C3.4	PRELIMINARY DETAILED SEWER PLAN
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# HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

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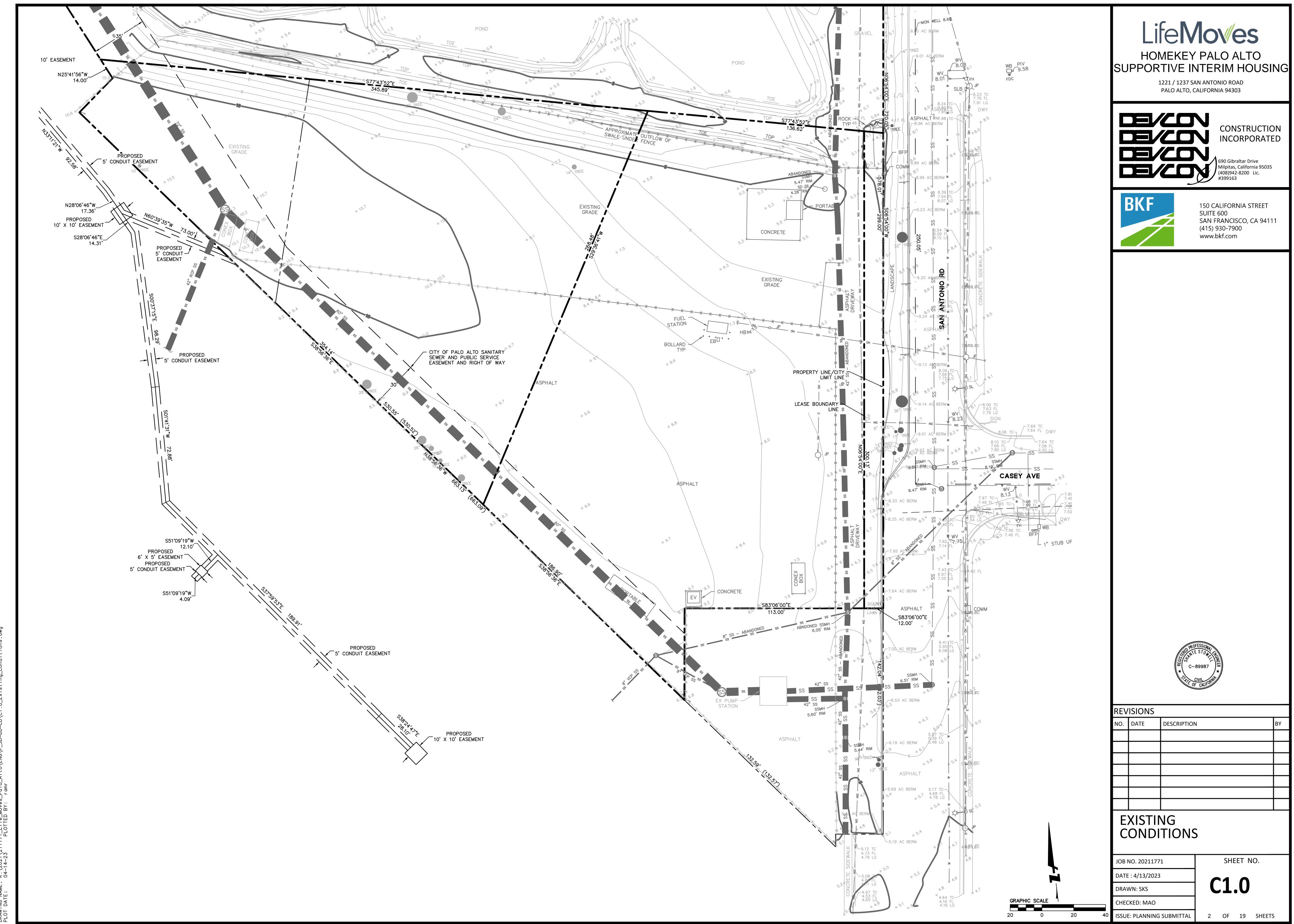
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LEGEND, NOTES & **ABBREVIATIONS** 

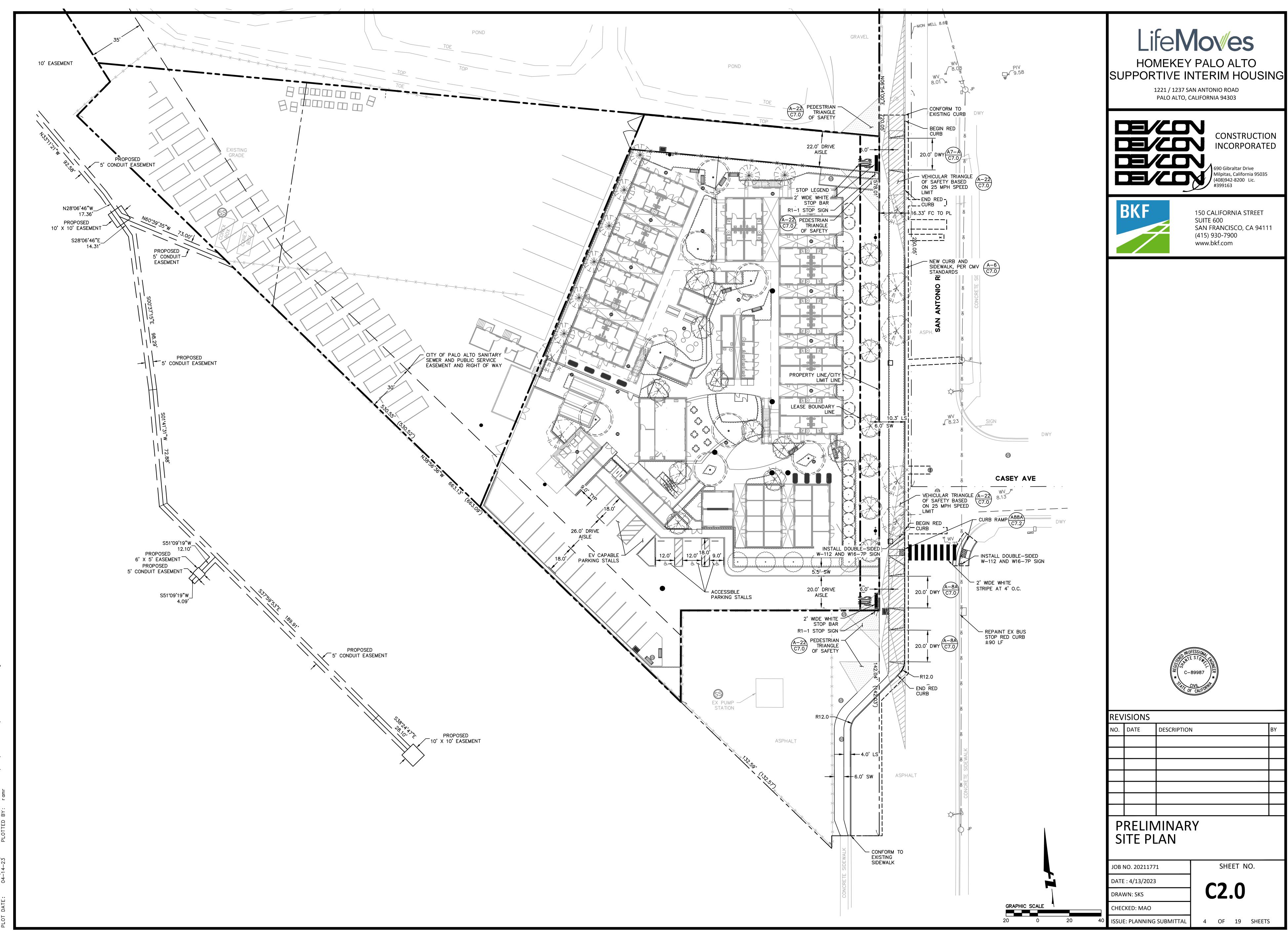
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1 OF 19 SHEETS ISSUE: PLANNING SUBMITTAL



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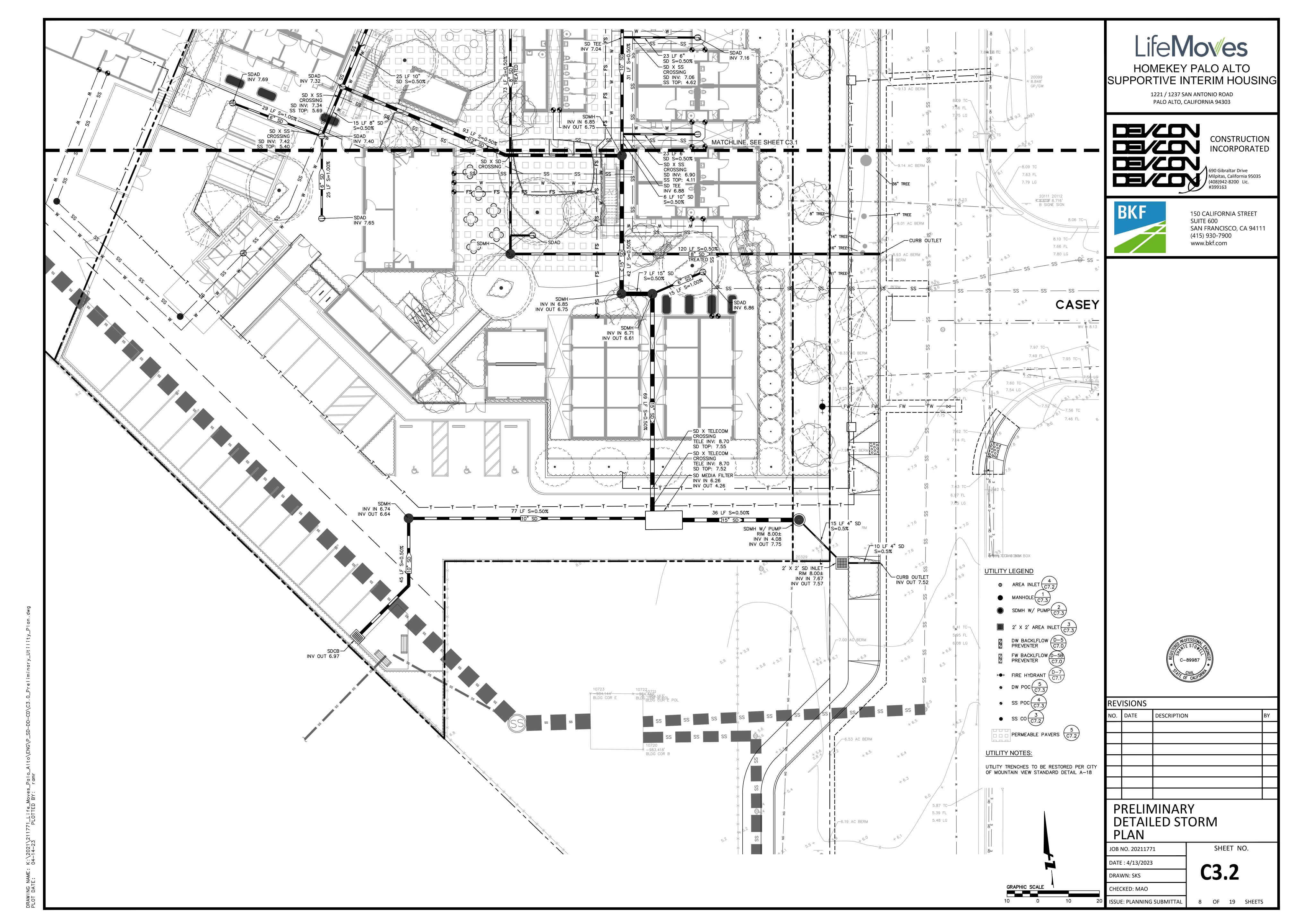
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CONSTRUCTION INCORPORATED

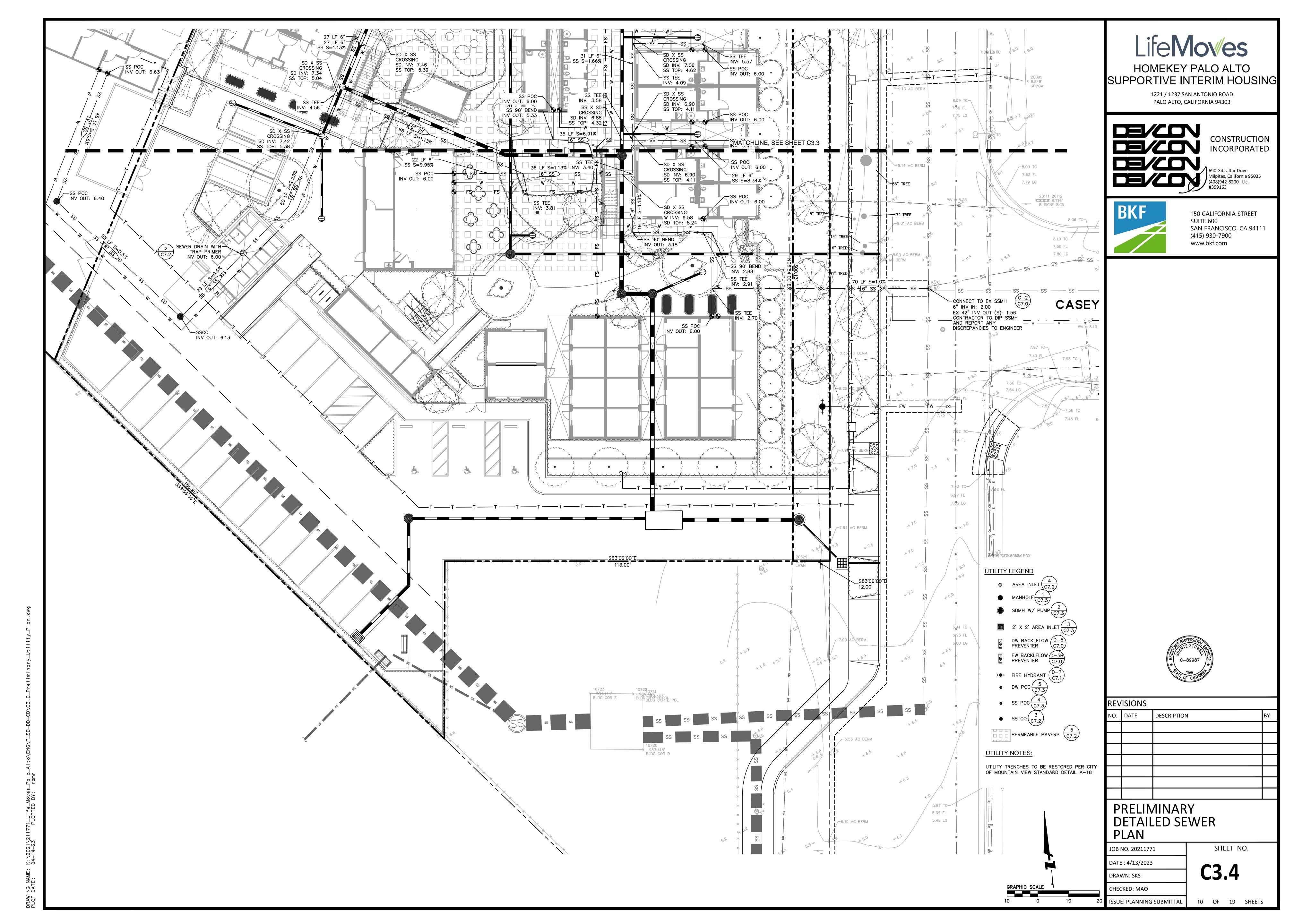
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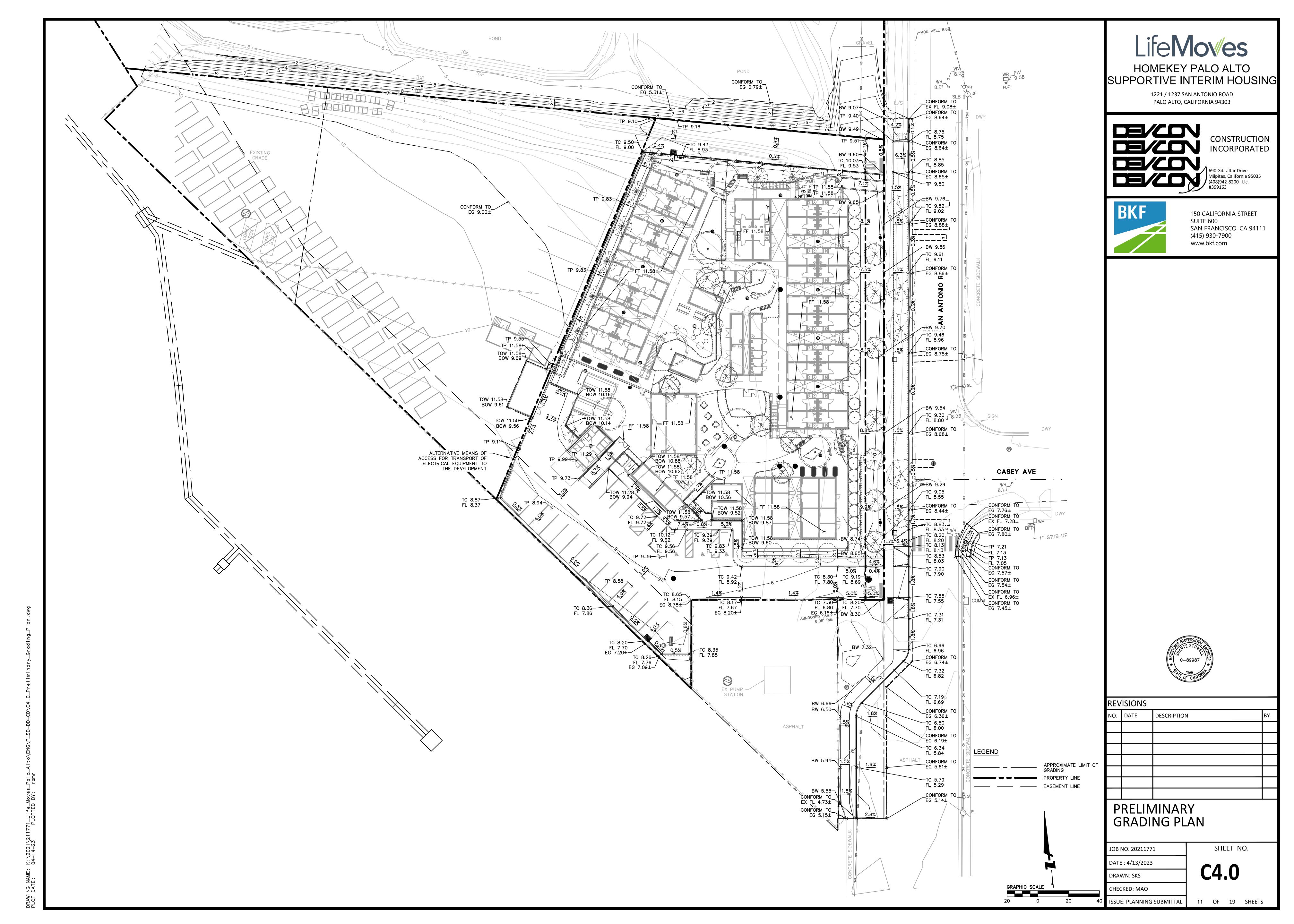


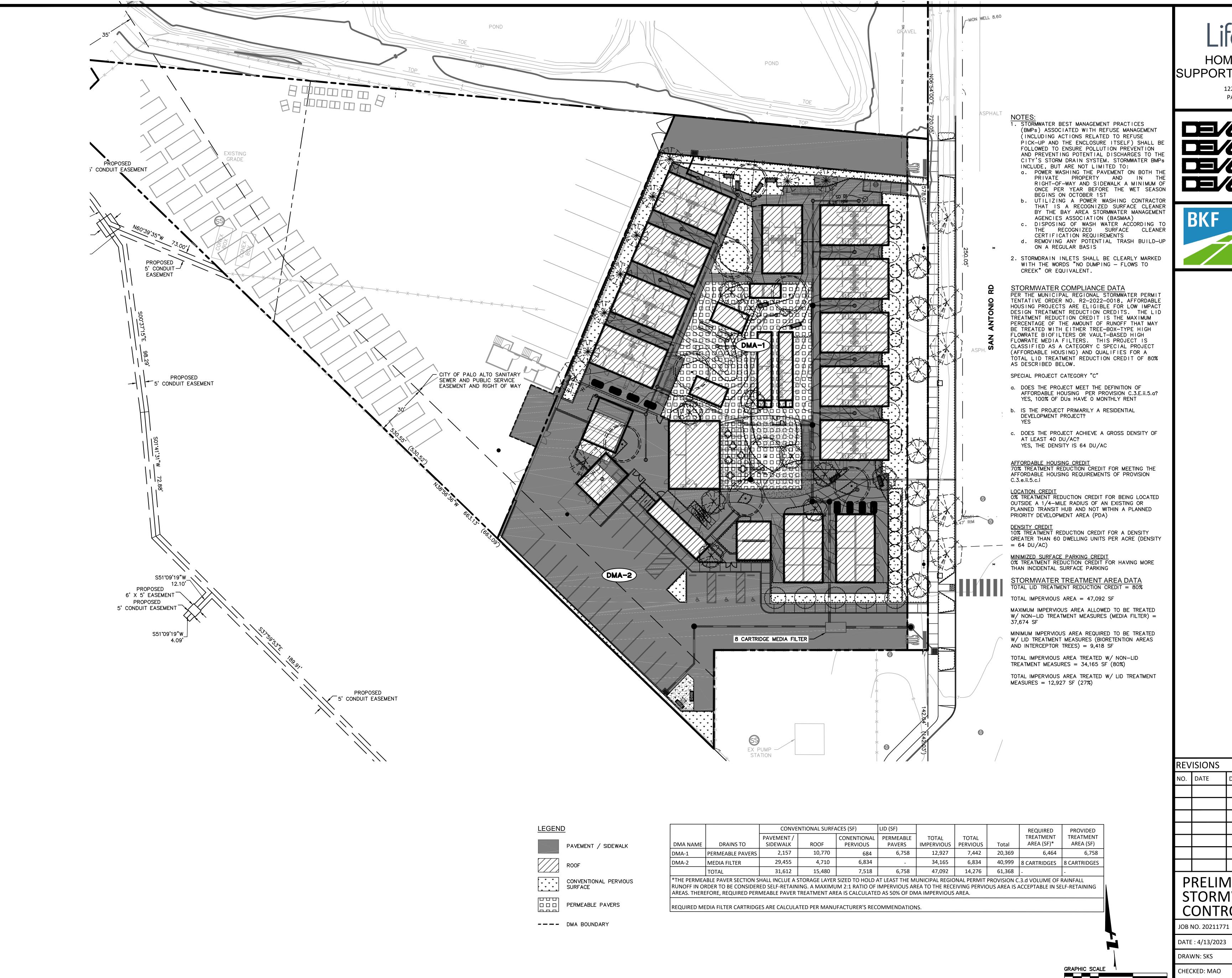
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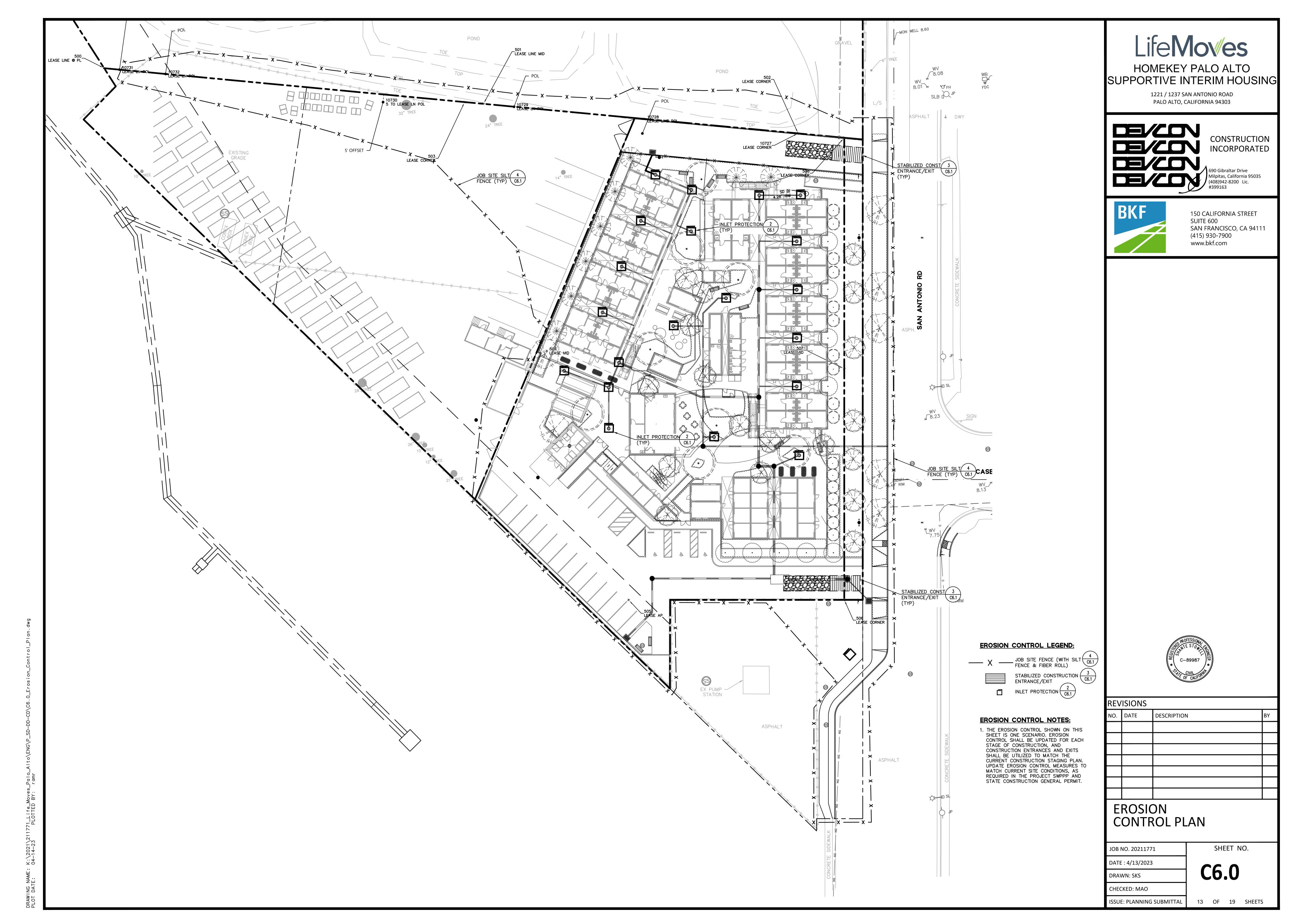


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## PRELIMINARY STORMWATER CONTROL PLAN

ISSUE: PLANNING SUBMITTAL

SHEET NO.



- 2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
- 3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- 4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 5. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- 8. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
- 9. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- 10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- 11.BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
- 12. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.
- 13. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- 14.STOCKPILED MATERIAL
- A. EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS.
- B. EXCAVATED SOILS SHALLPLOT BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
- D. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS. E. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND OR MULCH. OR COVER WITH A TARPAULIN.
- . COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE—SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
- G. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL. H. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
- 15. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS. FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.
- 16. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- 17. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER, SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
- 18. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
- 19. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE
- SURROUNDED BY FIBER ROLLS. 20. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE HYDROSEEDED UNLESS OTHERWISE
- 21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION. BEFORE OCTOBER AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM.SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.
- 22. DISTURBED SLOPE AREAS SHALL BE HYDROSEEDED PRIOR TO OCTOBER 1. SEE PROJECT SPECIFICATIONS FOR DETAILED HYDROSEED INFORMATION.
- 23. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE PROJECT INSPECTOR.
- 24. SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE AND DATES OF HARVEST AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE ENGINEER AND THE SEED EXAMINED AT THE TIME CONTAINERS ARE
- 25. STABILIZER CAN BE TYPE M OR EQUAL, APPLIED AT 150 POUNDS PER ACRE FOR SLOPES. STABILIZING EMULSION SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-2.11, "STABILIZING EMULSION", OF THE CALTRANS STANDARD SPECIFICATION EXCEPT THAT THE STABILIZING SHALL BE ORGANIC DERIVATIVE SUCH AS GUM, A SEMI-REFINED SEAWEED EXTRACT, 100% UNREFINED WHEAT STARCH, OTHER SIMILAR PRODUCT OR PROCESSED ORGANIC ADHESIVE USED AS A SOIL BINDER.
- 26. FERTILIZER SHALL BE 16-6-8 APPLIED AT 400 POUNDS PER ACRE.
- 27. WATER FOR HYDROMULCHING SHALL BE CLEAR, SUFFICIENT WATER SHALL BE ADDED TO THE SLURRY MIXTURE TO ENSURE UNIFORM DISTRIBUTION OF HYDROMULCH SOLIDS.
- 28. OTHER AGENTS SUCH AS PHOTO-CHEMICAL DYES, WATER PENETRANTS AND TACKIFIERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR OR ENGINEER.
- 29. PLACE CHECK DAMS EVERY 100 FEET IN SWALE.
- 30. VELOCITY CHECK DAMS SHALL BE 1 GRAVEL SACK WIDE AND TWO SACKS HIGH, WITH AN OPENING AS SHOWN ON SECTION B, AND SHALL EXTEND COMPLETELY ACROSS THE BOTTOM OF THE SWALE.
- 31. GRAVEL MATERIAL IN SACK SHALL BE PEA GRAVEL.
- 32. SACKS SHALL BE CONSTRUCTED OF WOVEN POLYPROPYLENE. POLYETHYLENE OR POLYAMIDE FABRIC. MINIMUM FABRIC WEIGHT IS 4 OUNCES PER SQUARE YARD AND THE MULLEN BURST STRENGTH SHOULD EXCEED 300 PSI. MATERIALS SHOULD CONFORM TO ASTM 03786 AND HAVE ULTRAVIOLET STABILITY IN EXCESS OF 70 PERCENT ACCORDING TO ASTM D47355. BURLAP IS NOT ACCEPTABLE.
- 33. INSPECT SACKS BEFORE AND AFTER EACH RAIN EVENT AND WEEKLY DURING THE WET SEASON.
- 34. REPAIR ANY WASHOUTS OR OTHER DAMAGE CAUSED BY CONSTRUCTION.
- 35. REMOVE SILT WHEN THE DEPTH REACHES ONE—THIRD THE BARRIER HEIGHT
- 36. REMOVE SILT REGULARLY AND DISPOSE OF SO AS NOT TO CAUSE SILTATION PROBLEMS.
- 37. PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE SACKS.
- 38. FROM MAY THROUGH OCTOBER, WATER SHOULD NOT BE ALLOWED TO POND BEHIND GRAVEL SACK BARRIERS
- 39. SACKS SHALL REMAIN IN PLACE UNTIL NEEDED DURING ROUGH GRADING. AT THAT POINT, REMOVE SACKS AND RELOCATE TO AREAS SHOWN ON ROUGH GRADING PLANS.

#### **EROSION AND SEDIMENT CONTROL MEASURES**

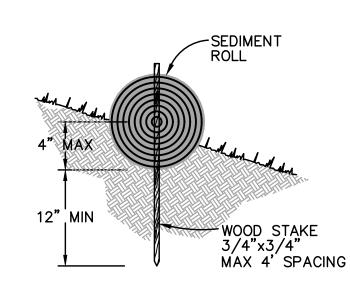
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15. THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR TENANT APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY OWNER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE
- 4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY TENANT.
- 5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
- 6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

#### **MAINTENANCE NOTES**

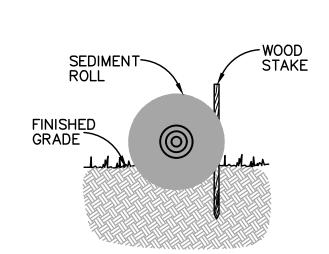
HEIGHT OF ONE GRAVELBAG.

- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS: A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED. C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS
- MADE AS NEEDED. D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT. E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A
- MANNER THAT IT WILL NOT ERODE. F. RILLS AND GULLIES MUST BE REPAIRED.

2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE

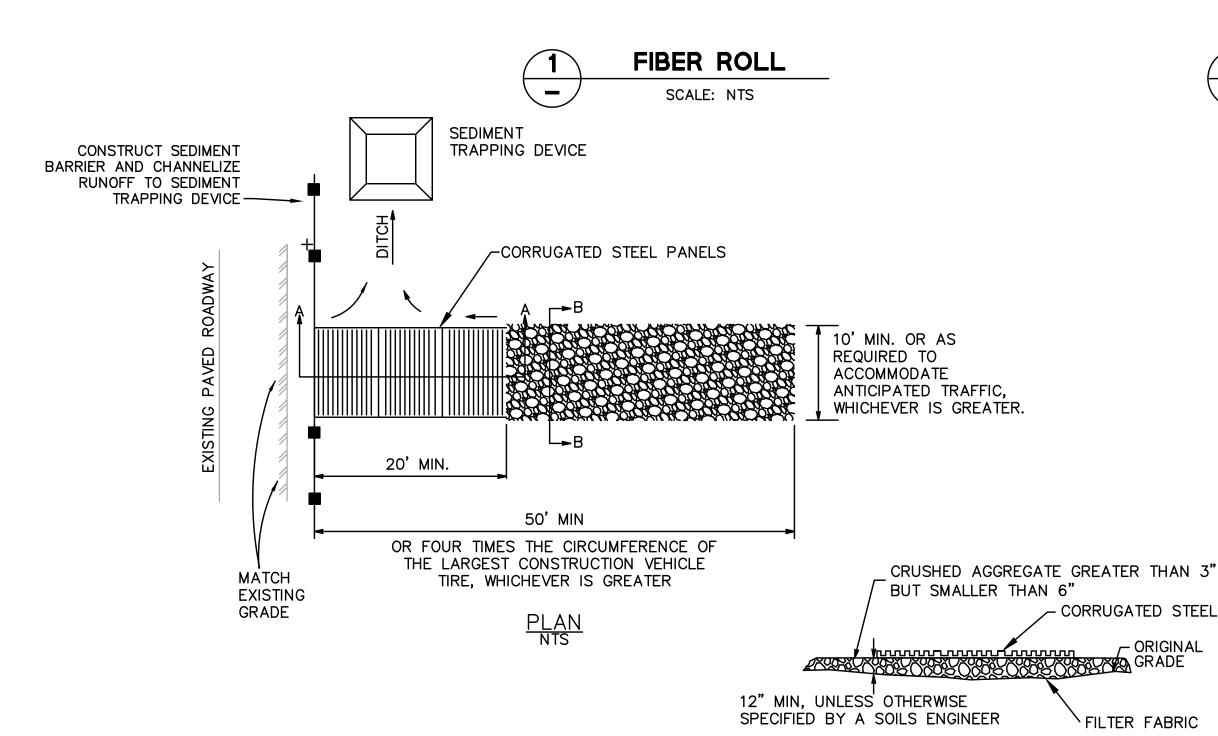


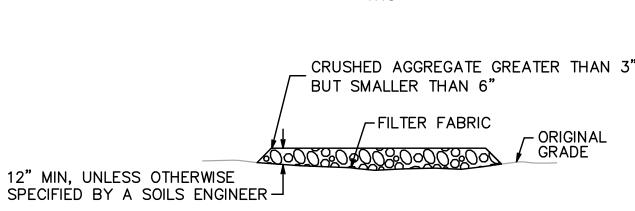
**ENTRENCHMENT DETAIL** IN SLOPE AREA



**ENTRENCHMENT DETAIL** IN FLAT AREA

- 1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

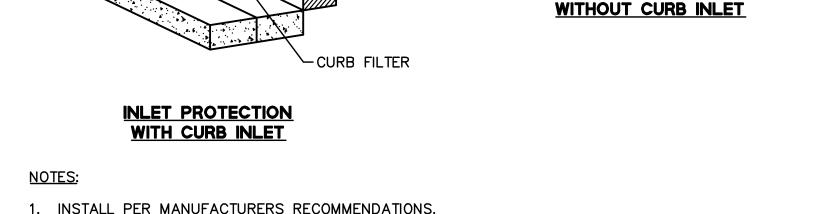






- 1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED. DROPPED. WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
- 2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
- 3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
- 4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.





STORM SEWER GRATE -

LIFT STRAPS USED FOR-

EASY MOVEMENT AND

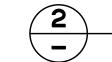
INSPECTION OF UNIT

- MANHOLE

STORM SEWER

GRATE

- 2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1-IN DIAMETER.



CURB OPENING-

OVERFLOW-

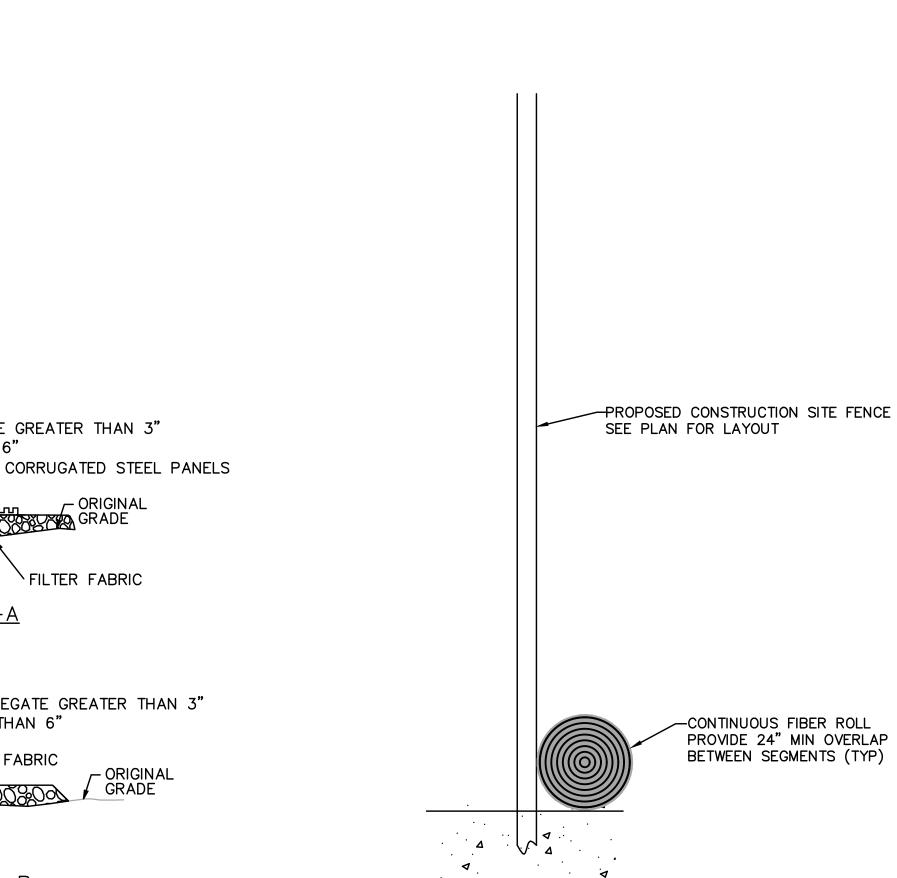
AGGREGATE -

POUCH

WITHOUT GRATE

INLET PROTECTION

SCALE: NTS



- 1. SILT FENCE SHALL BE STAKED OR CLIPPED ALONG CONSTRUCTION SIDE OF CONSTRUCTION FENCING, IN BACK OF FIBER ROLLS.
- 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
- 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- 4. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR EQUIVALENT.





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OR EQUAL

**INLET PROTECTION** 

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**EROSION** CONTROL DETAILS

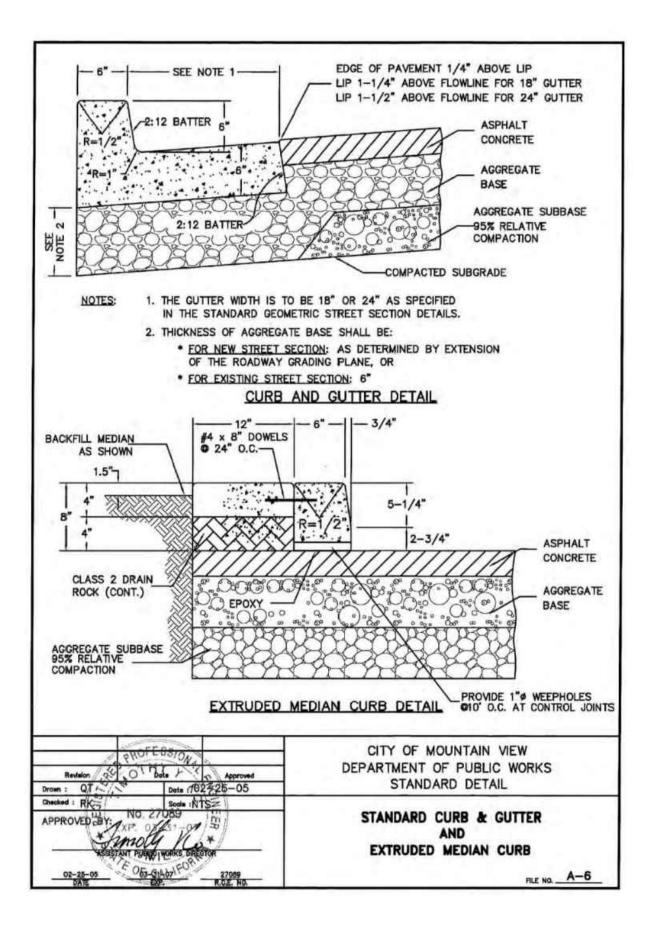
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14 OF 19 SHEETS

SHEET NO.



6" MIN. CONCRETE ENCASEMENT

FLEXIBLE COUPLING OR PVC REPAIR COUPLING

WHEN REQUIRED BY CIT

- NEW PIPE

PER STANDARD PROVISIONS,

(2) NO. 4 REBAR

NO. 4 DOWELS AT 12" O.C.

CONC, ENCASEMENT

CITY OF MOUNTAIN VIEW

PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

**NEW PIPE CONNECTION TO** 

EXISTING MANHOLE

AROUND PIPE

SECTION 31

EXIST, MANHOLE WALL-

2" MINIMUM THICK

NON-SHRINK GROUT

AREA OF MANHOLE

FOR INSERTION OF

SMOOTH BASE

NEW PIPE

2" MINIMUM THICK

NON-SHRINK GROUT

HYDRAULIC CEMENTITIOUS -

WALL TO BE REMOVED

RECHANNEL BOTTOM AS

REQUIRED TO FORM A \_\_\_

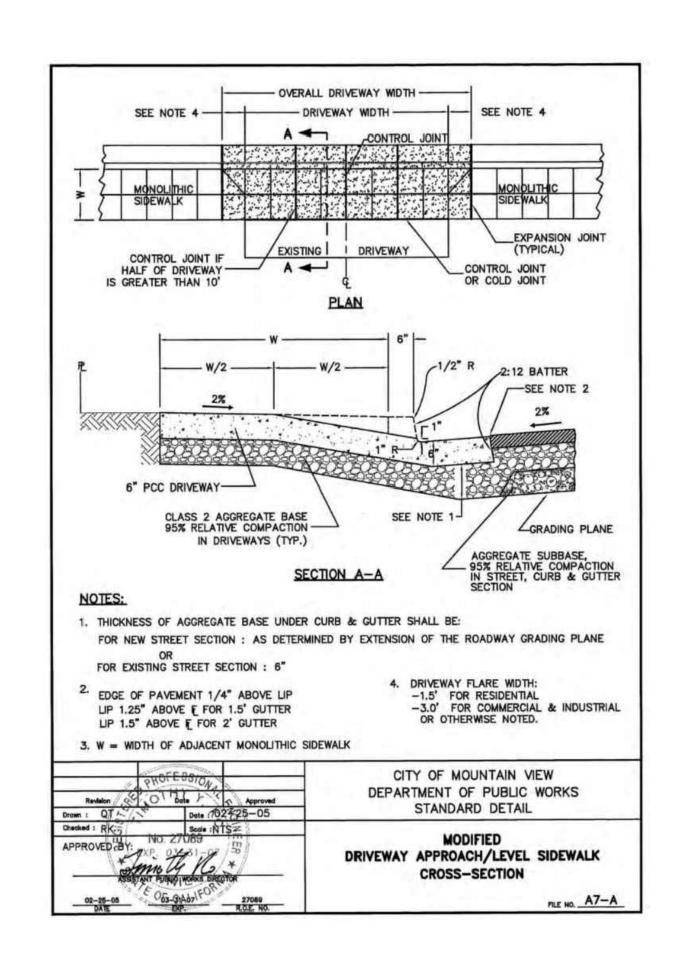
FERNCO ADAPTER ----

FERNCO ADAPTER -

1. NEW PIPE INVERT SHALL BE FLUSHED WITH BASE OF MANHOLE.

MAKE SMOOTH GROUT FINISH AROUND PIPE END AND INTERIOR WALL, GROUT END OF DOWELS THAT PENETRATE MANHOLE INTERIOR.

HYDRAULIC CEMENTITIOUS



SEE GATE VALVE BOX

- -- AS REQUIRED

2'

SEE STUB

- PLUG OR CAP

├ - - AS REQUIRED

CITY OF MOUNTAIN VIEW

PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

WATER AND FIRE SERVICE 4" OR LARGER

WITH 3" OR LARGER METERS

OUT DETAIL D-12

DETAIL D-8

- VALVE BOX EXTENSION

---- GATE VALVE

SHALL BE D.I.P.

GATE VALVE ANCHOR REQUIRED WHEN VALVE IS

NOT CONNECTED BY FLANGE JOINT TO MAIN TEE

- MECHANICAL JOINT

WATER SERVICES

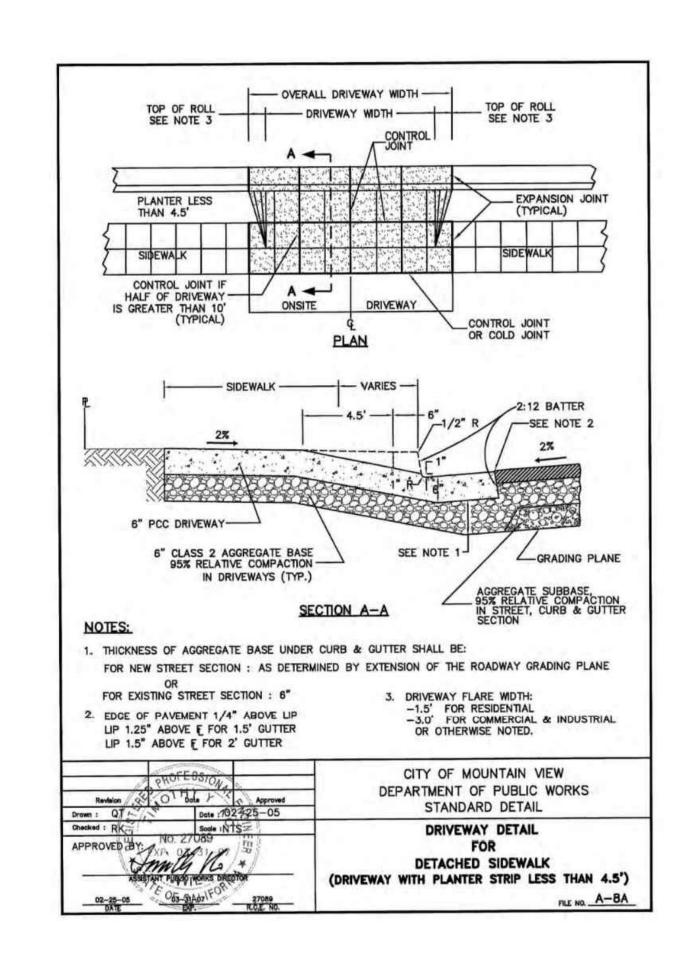
TO BE AT GRADE OF

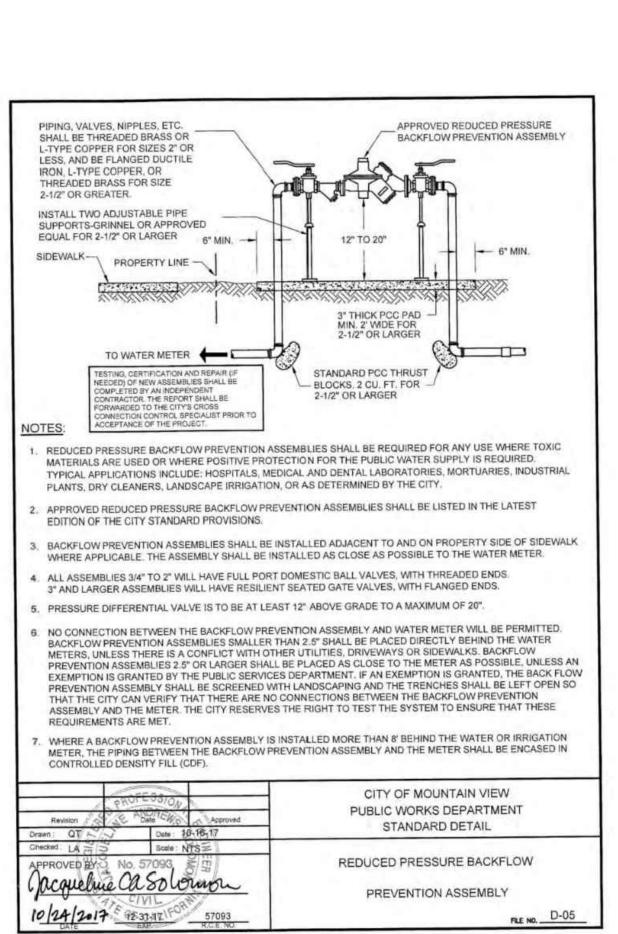
SEE THRUST BLOCK

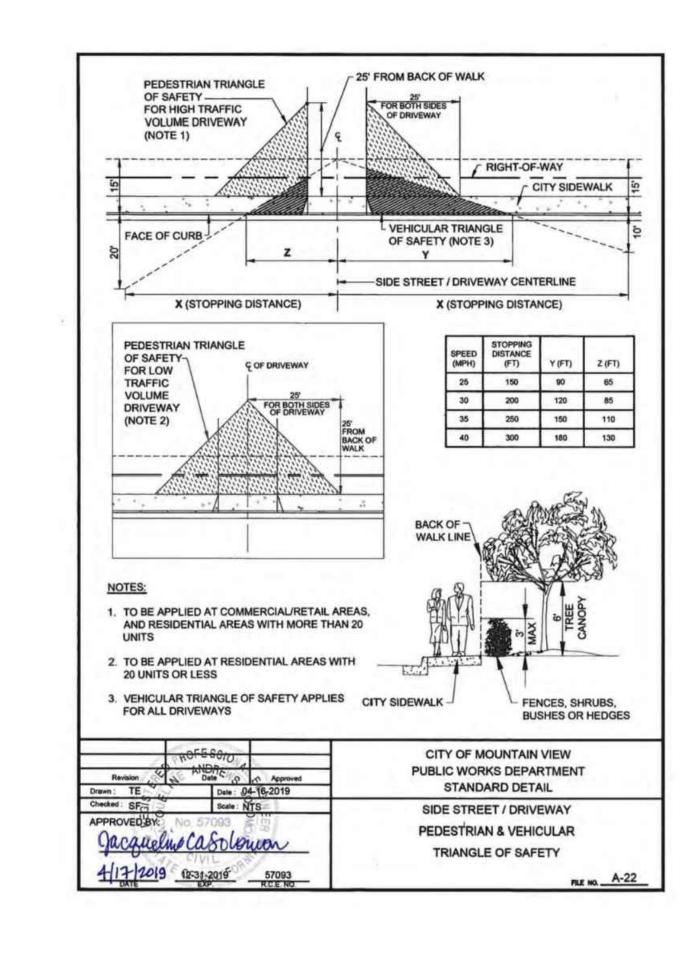
FOR TEES DETAIL D-14

CONCRETE BLOCKS

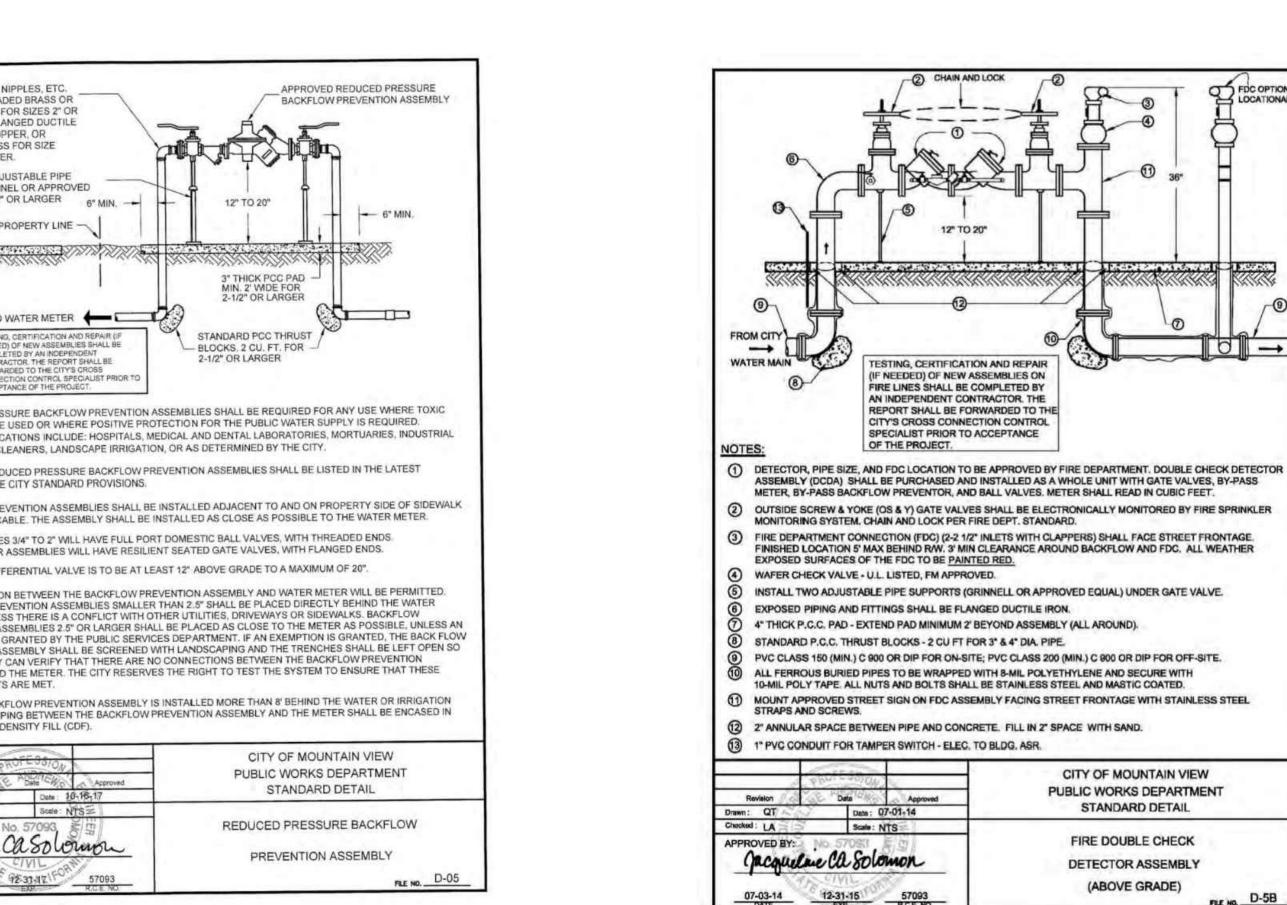
-FINISHED GRADE







(ABOVE GRADE)





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CONSTRUCTION **INCORPORATED** 690 Gibraltar Drive



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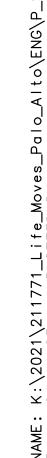
# MOUNTAIN VIEW STANDARD **DETAILS**

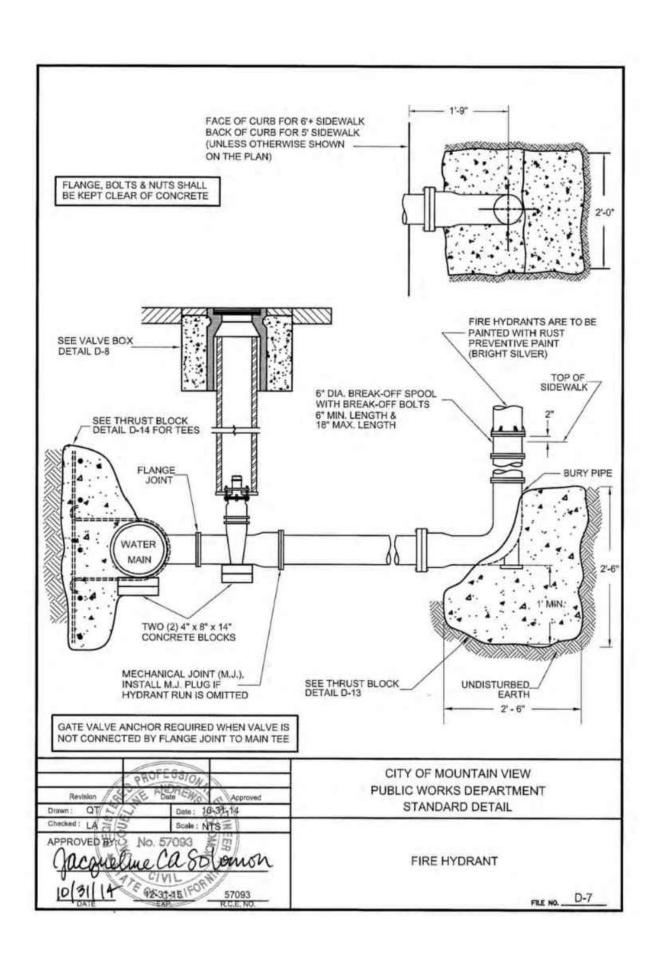
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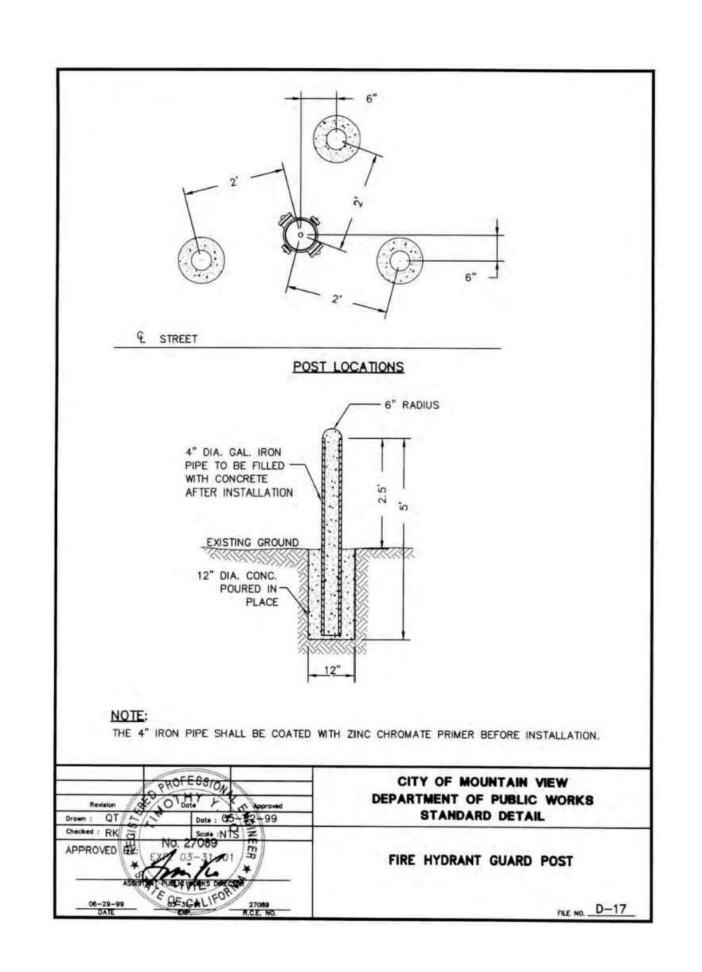
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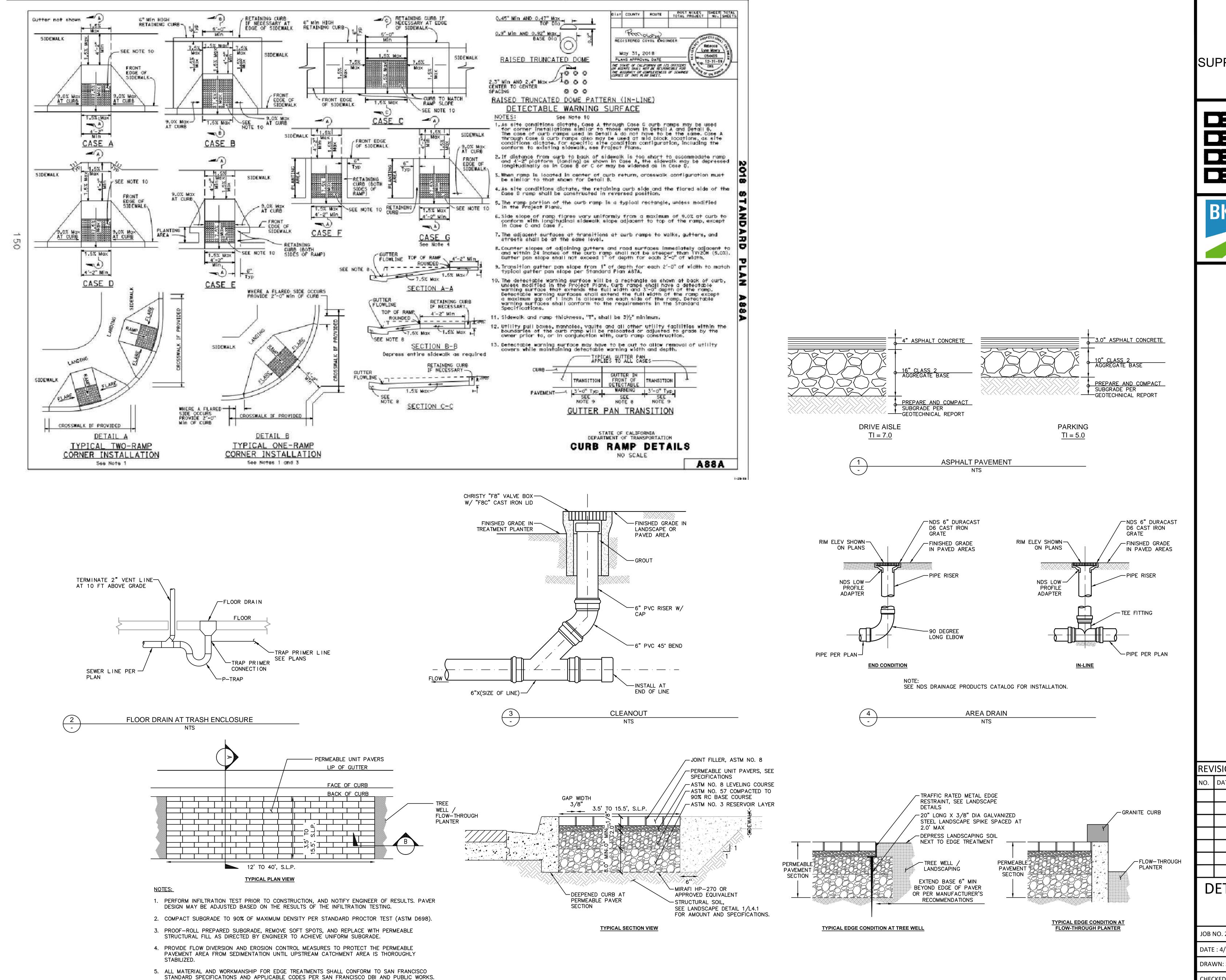
# MOUNTAIN VIEW STANDARD DETAILS

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PERMEABLE PAVERS
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HOMEKEY PALO ALTO
SUPPORTIVE INTERIM HOUSING

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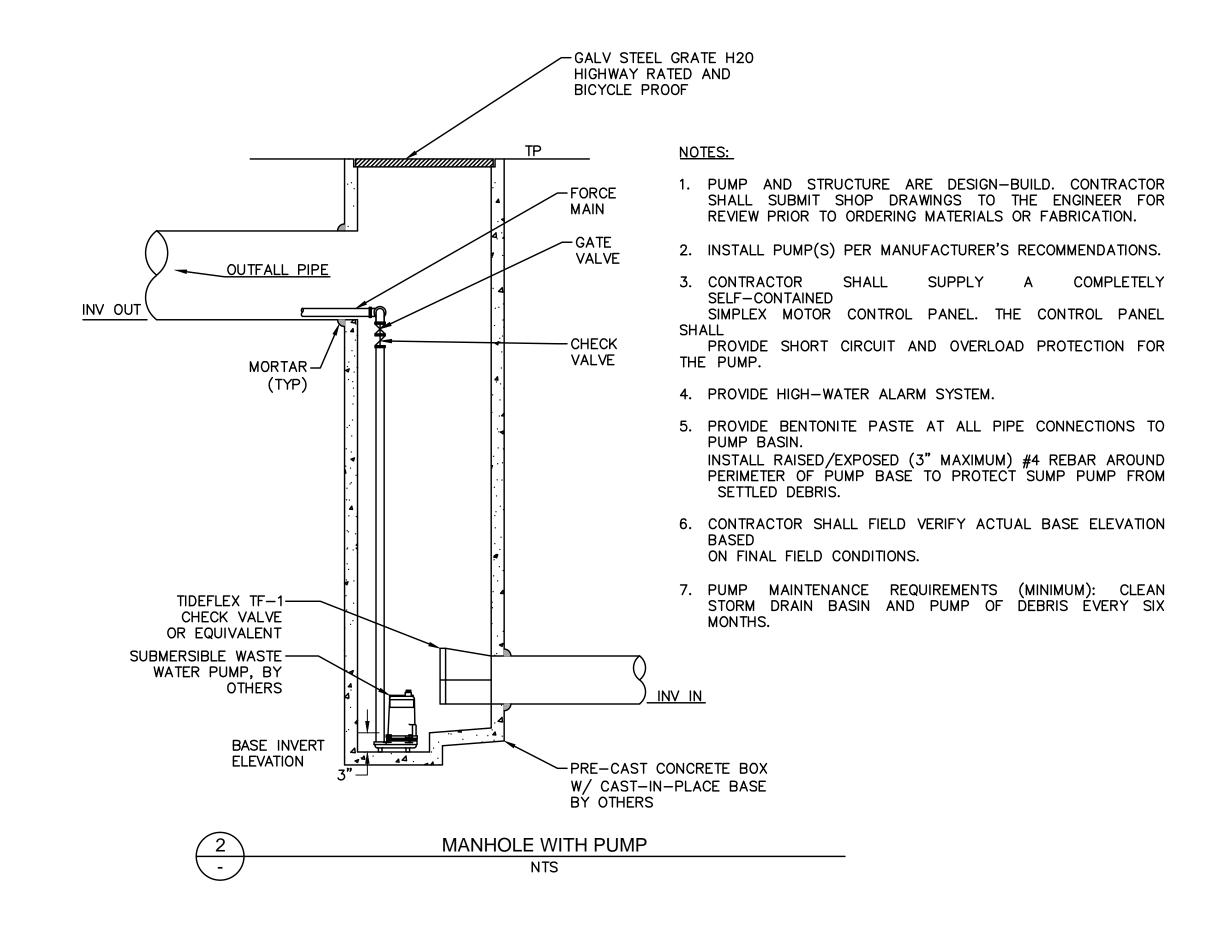
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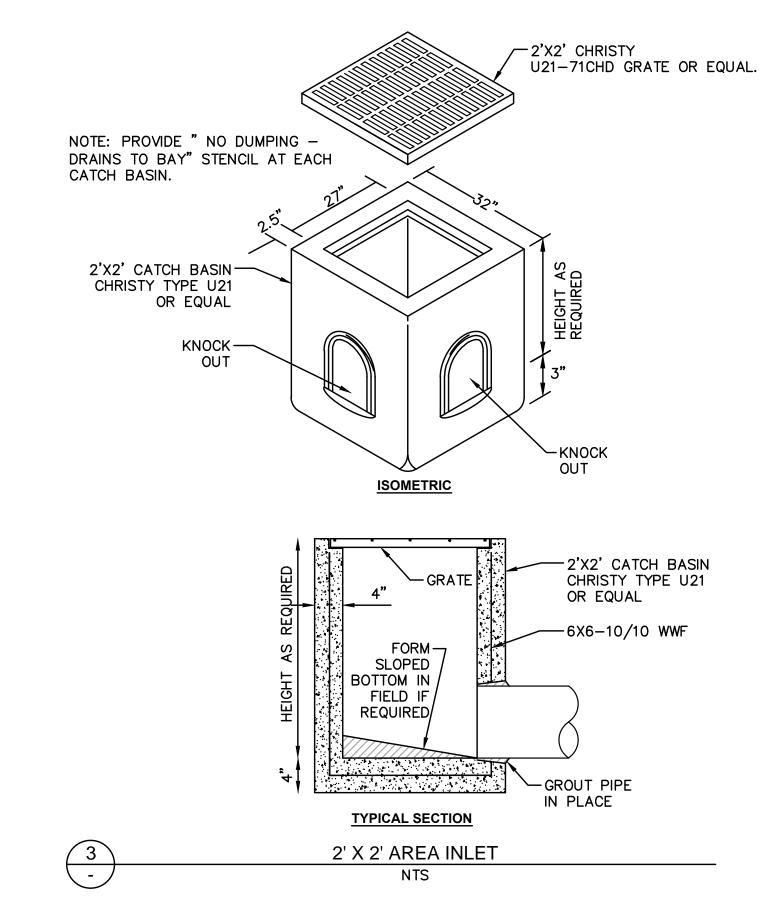
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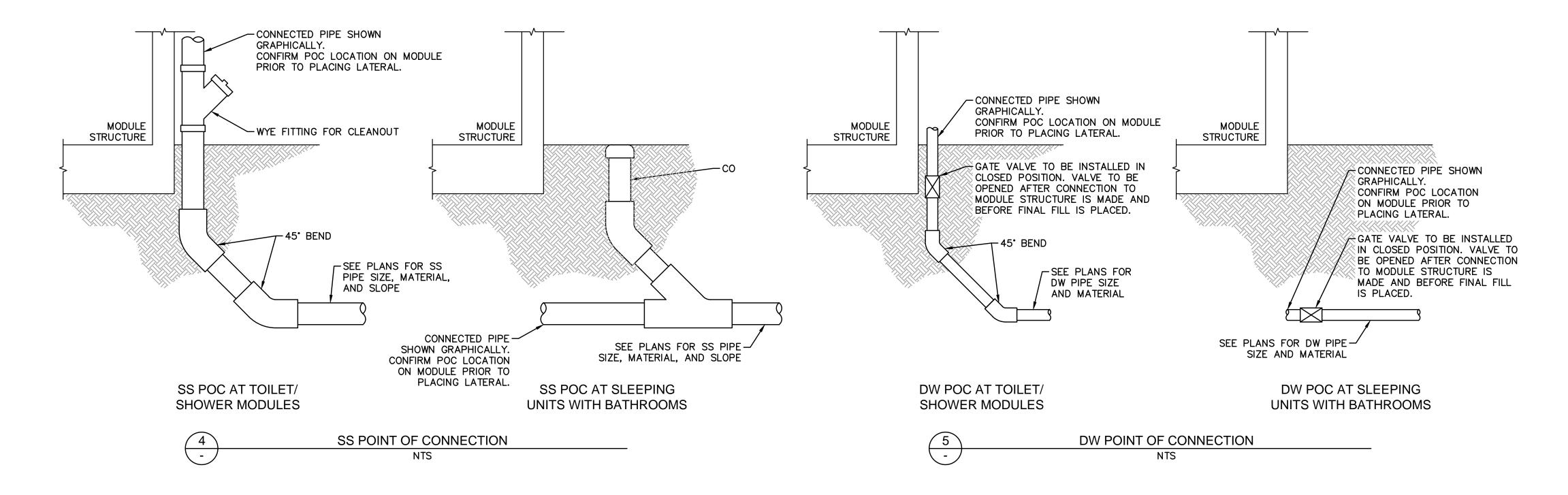
#### NOTES:

- 1. USE 48" MANHOLE FOR ALL PIPES LESS THAN 30" DIAMETER.
- 2. PRE-CAST MANHOLE MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.
- 3. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.
- 4. A 36" TAPER MAY BE COMBINED WITH A 12" VERTICAL TO FORM A 48" TAPER SECTION.
- 5. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TOWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.
- 6. MANHOLE SHALL BE SET TO GRADE SUBSEQUENT TO PLACING AC OR RCC.

1 MANHOLE NTS









1221 / 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303

150 CALIFORNIA STREET

SAN FRANCISCO, CA 94111

SUITE 600

(415) 930-7900

www.bkf.com







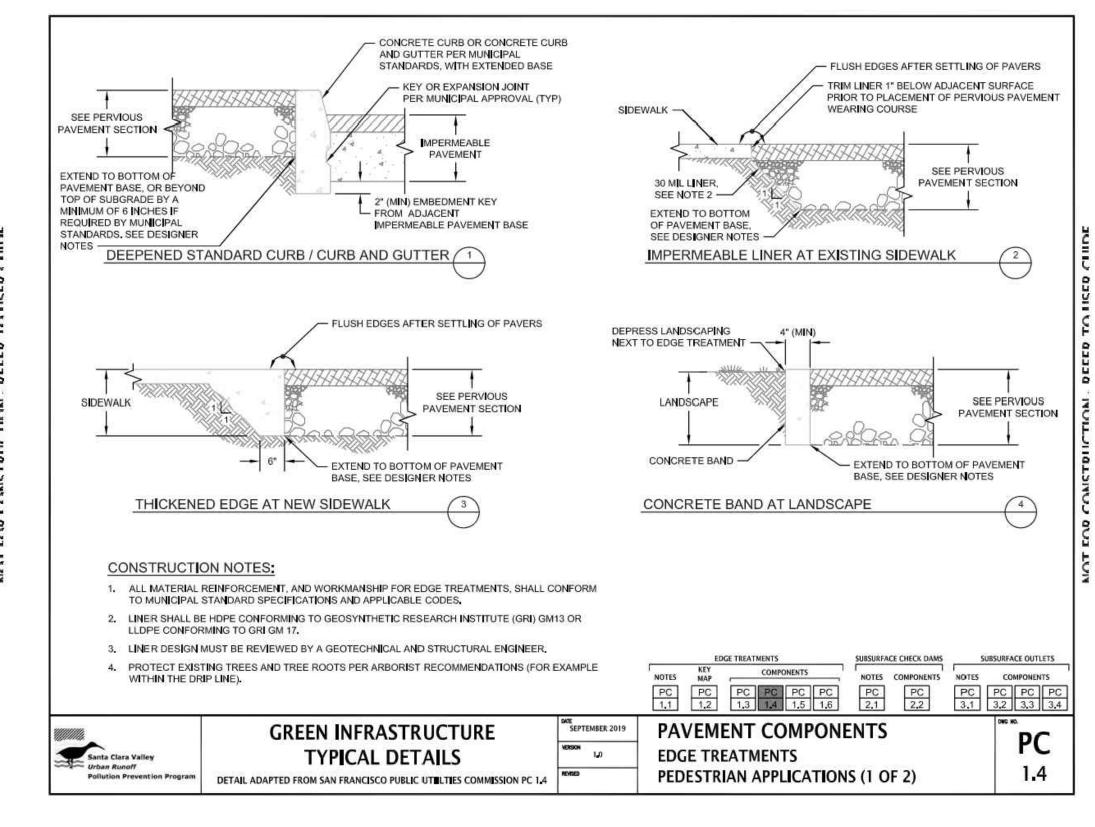
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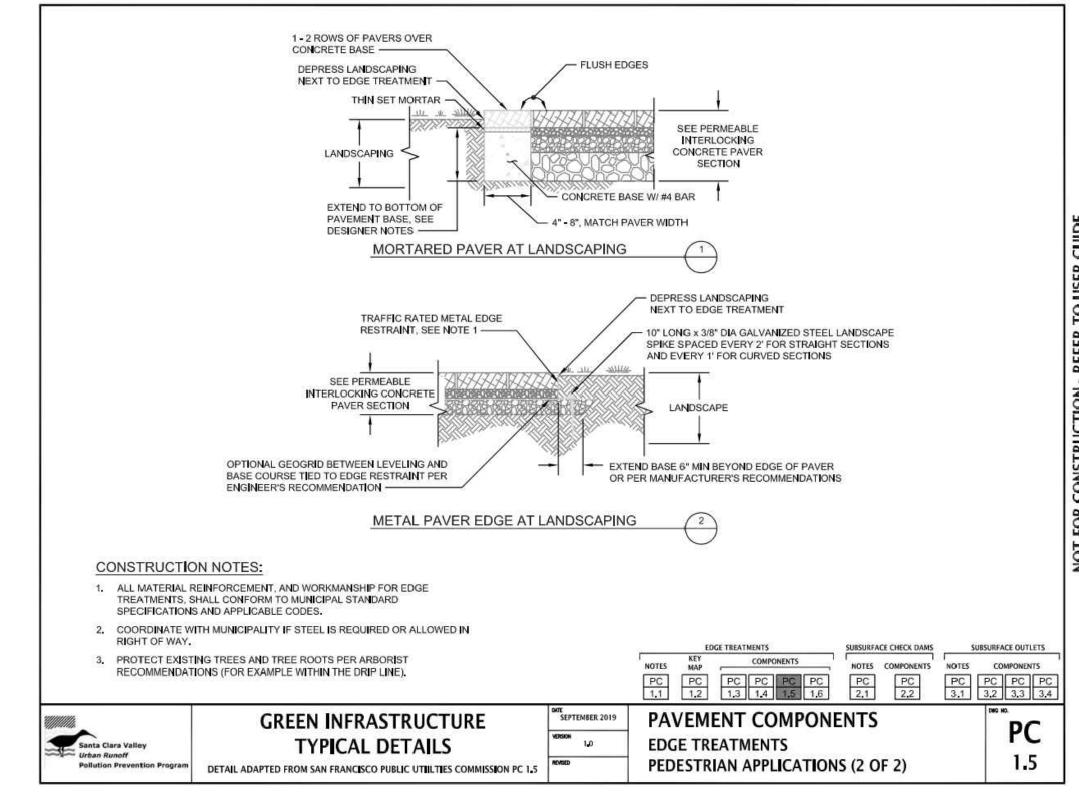
# DETAILS

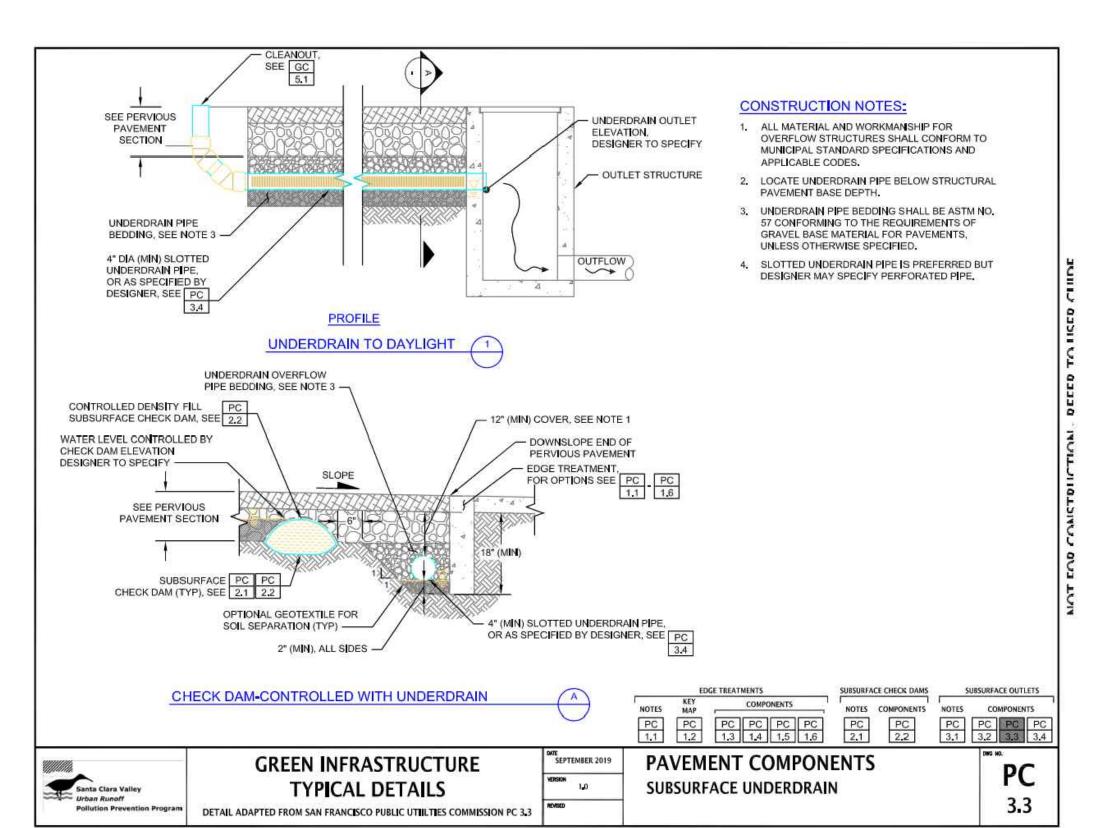
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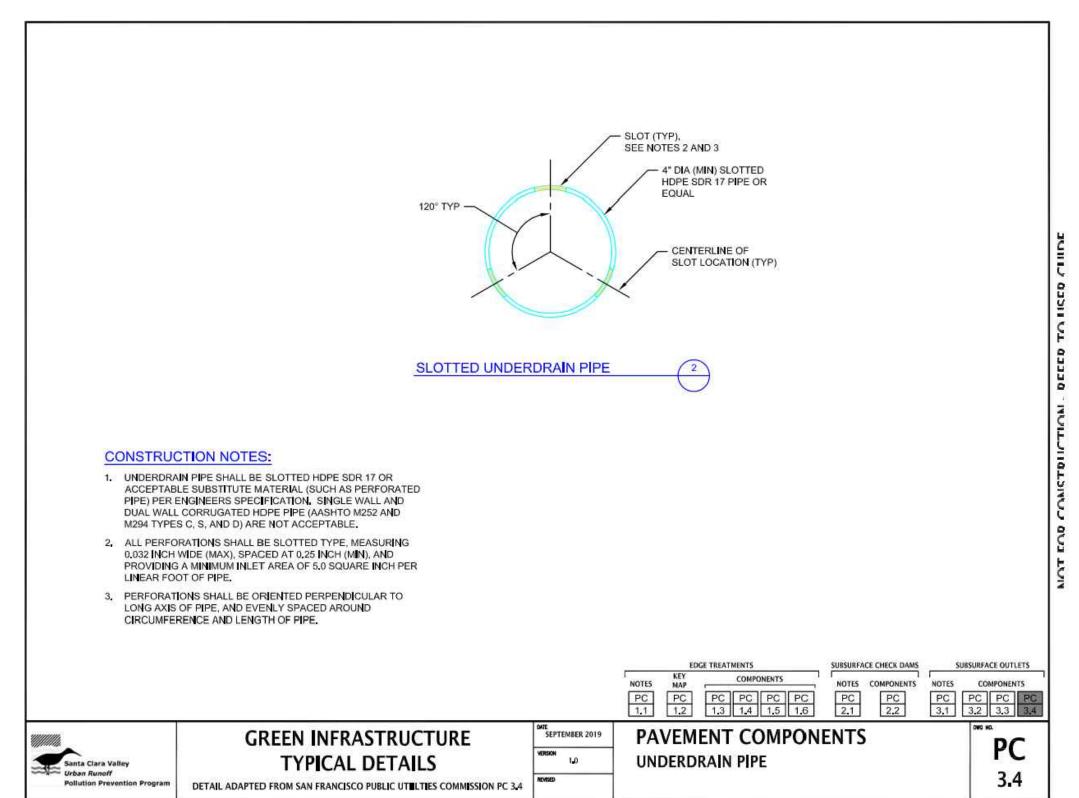
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SHEET NO.











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# SCVURPPP STANDARD DETAILS

JOB NO. 20211771	SHEET NO
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SHEET NO.



1221 / 1237 SAN ANTONIO ROAD



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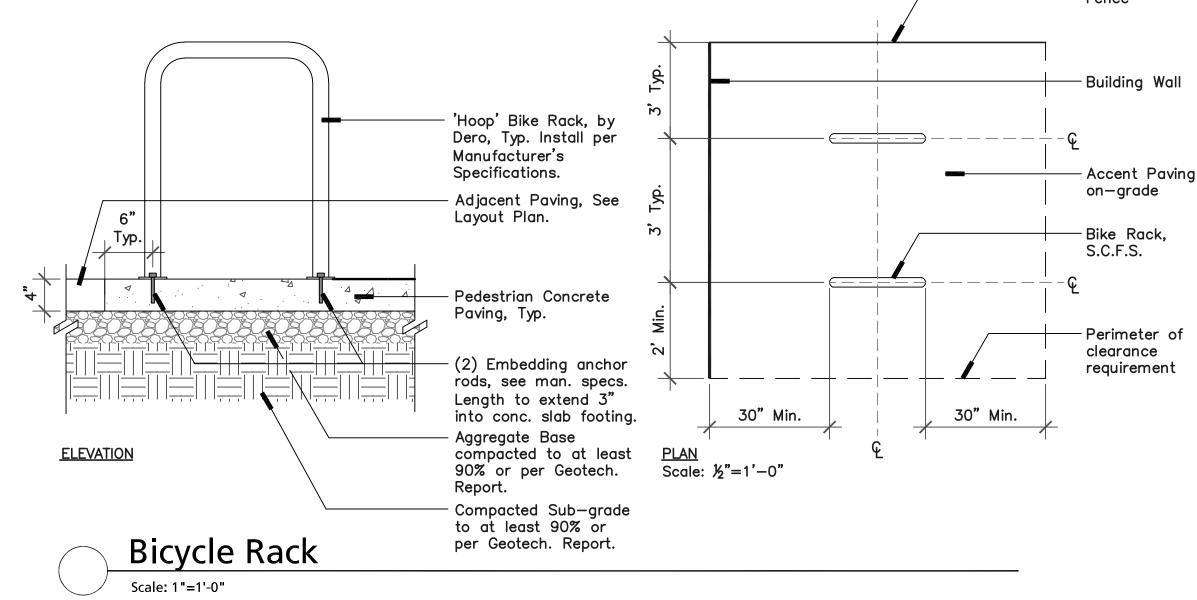
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## SCHEMATIC LANDSCAPE PLAN

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TE: 03/13/2023	
AWN: BN	□ L1.1





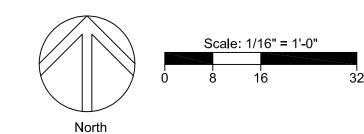




'DERO DOUBLE LOCKER' BIKE LOCKER BY DERO

\* Total Quantity of Bicycle Parking: Short Term: 2 Racks (4 stalls total)

Short Term: 2 Racks (4 stalls total)
Long Term: 2 Lockers (4 stalls total)



# LifeNoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

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## BICYCLE PARKING PLAN

JOB NO.

DATE: 04/13/2023

DRAWN: BN

CHECKED:

ISSUE:

L1.2

SHEET NO.

### **Color and Finish Schedule**

COIOI	and	FIIIISII OCIIE	<u> </u>						
SYMBOL	KEY	SPEC	DIMENSIONS	COLOR / FINISH	MANUFACTURER	NOTES / QUANTITY	SHOP DWGS	SUBMITTAL	IMAGE
Paving Item T	Paving Item Title								
	PG-1	Pedestrian Concrete Paving and City Standard Sidewalk		Natural Gray Concrete Paving With light broom finish					
	PG-2	Color Coated Asphalt Paving		Color: TBD	Arcytech Sports Surface www.tennispaint.com 770.734.3000				
	PG-3	Pedestrian Unit Pavers	4"x12" Pattern: Running Bond	Color: City Blend	Ackerstone 951.674.0047 ackerstone.com				
	PG-4	Decomposed Granite		Color: Sunset Gold Stabilized	Lyngso Iyngso.com 650.364.1730				
	PG-5	Artificial Turf	Pile Height: 1"	Color: Olive Lush - OXM	Heavenly Greens Contact: Steve Taylor 408.595.2105 staylor@heavenlygreens.com				
Walls/Fences	Item Title						•		
	WG-1	Site and Interior Fence	6' Tall	Black, Metal Picket Fence					
	WG-2	Dog Run Fence and Gate	3' Tall	Black, Vinyl Clad Chainlink					
Furniture Item	FG-1	Bench 270 with Armrest	6' Length	Material: Ipe Wood	Dumor www.dumor.com 800.598.4018				
	FG-2	Raised Planter Bed	31.5"x63"x32.2"	Material: Galvanized Steel	Global Industrial globalindustrial.com 888.978.7759				
	FG-3	Park Table and Benches 299-60-1P 1 bench & 2 stools	6' Length	ADA Park Table with Recycled Plastic	Dumor www.dumor.com 800.598.4018				
	FG-4	Table and Chairs 296-42-30TX 3 Seats	42" Diameter	ADA Table with Recycled Plastic	Dumor www.dumor.com 800.598.4018				
	FG-5	Bike Rack - Hoop Rack		Color: Black Powdercoat Finish	DERO dero.com 415.425.7562				
	FG-6	Bike Locker - Dero Double Locker		Color: Black Powdercoat Finish	DERO dero.com 415.425.7562				
	L	1		I		1	1		L



PEDESTRIAN UNIT PAVERS



COATED ASPHALT PAVING



ARTIFICIAL TURF DECOMPOSED GRANITE



DOG RUN FENCE



SITE AND INTERIOR FENCE



BENCH SEATING

DINING AREA TABLE AND CHAIRS

PARK TABLE AND BENCHES



AND BENCHES RAISE



RAISED PLANTER BED



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LANDSCAPE MATERIAL

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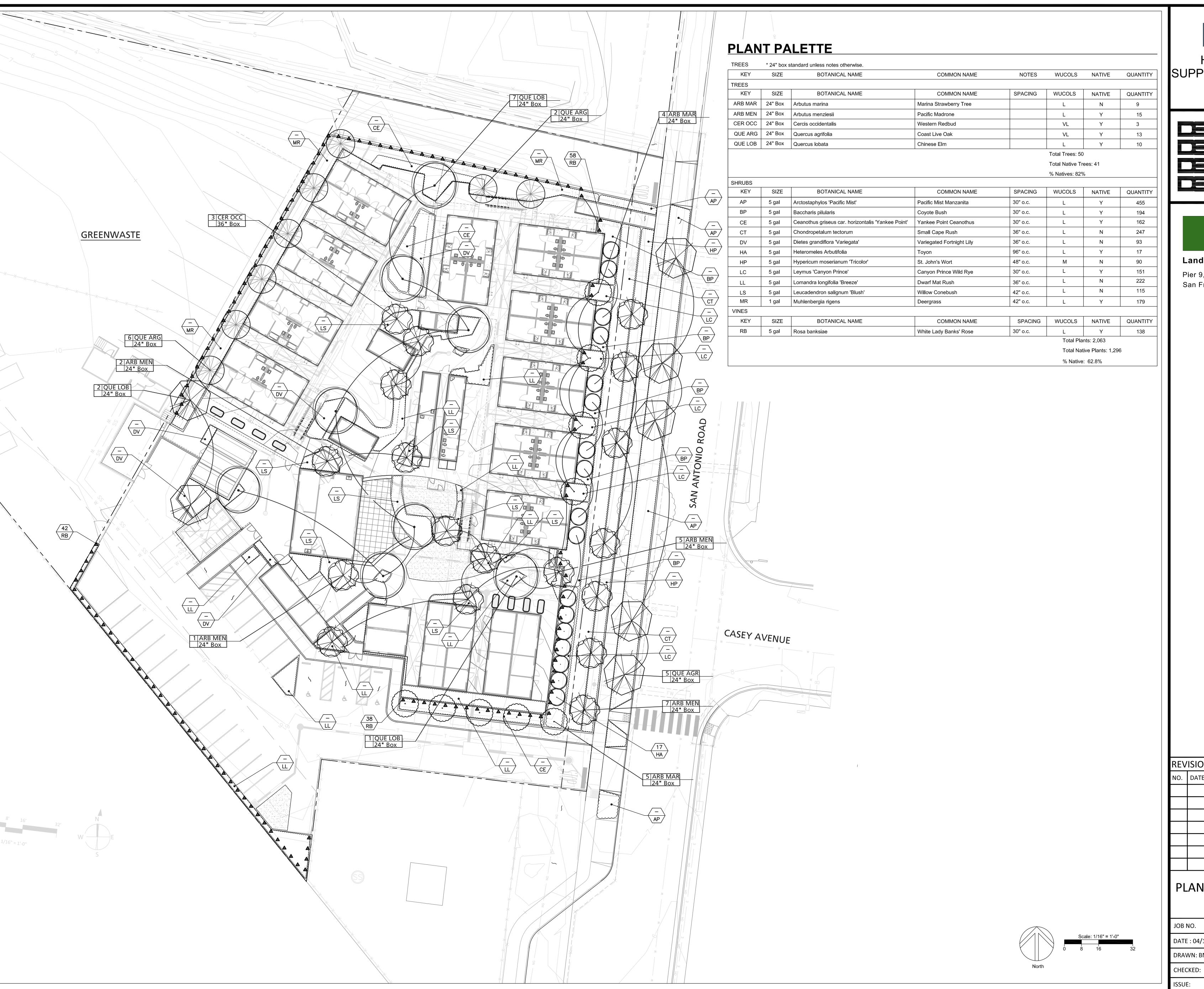
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JOB NO. SHEET NO.

DATE: 04/13/2023

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#### PLANTING PLAN

JOB NO.	
DATE: 04/13/2023	
DRAWN: BN	



#### IRRIGATION SYSTEM NOTES

All planting areas to be watered by an approved, automatic, underground irrigation system. A separate water meter to be provided for the irrigation system. The system to included a weather based smart controller, remote controlled valves and high efficiency emitters. The system shall comply to all applicable water conserving rules and regulations.

#### WATER USE LEGEND 04/13/2023

Wucols Low: 14,103 sf

Wucols Moderate: 1,958 sf

Wucols High: N/A

+ + + + +

Special Landscape Area: N/A

\* Based upon total landscape area of 16,061 sf

-See planting plan for planting layout and plant list for WUCOLS designation of specified plant material. -Trees are grouped by hydrozone and to be irrigated by bubblers on dedicated valves. See Plant list for WUCOLS designation.



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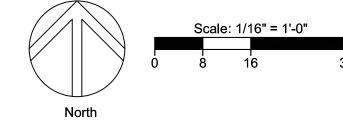
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#### HYDROZONE PLAN

JOB NO.

SHEET NO. DATE: 04/13/2023

DRAWN: BN CHECKED:





EXISTING TREE CANOPY			
To Remain (sf)		9,612 sf	
To be Removed	To be Removed (sf)		
TOTAL		14,461 sf	

\*See Canopy Spread Analysis from Arborist Report for more information on existing tree sizes.



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#### **EXISTING TREE CANOPY**

JOB NO.
DATE: 04/13/2023
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Т	Tree Canopy Legend				
Tree key	Botanical Name	Common	Size	15 Year Canopy	
АВ	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	45'	
СО	Cercis occidentalis	Western Redbud	24" Box	15'	
AM	Arbutus menziesii	Pacific Madrone	24" Box	20'	
QA	Quercus agrifolia	Coast Live Oak	24" Box	25'	
UP	Ulmus parvifolia 'Dynasty'	Chinese Elm	24" Box	40'	

\* New project will increase the site canopy by 16,581 sf, an increase of 115%.

Existing Tree Canopy = 14,461 sf

See Canopy Spread Analysis from Arborist Report for more information on existing tree sizes.

Proposed Tree Canopy = 31,042 sf



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#### NEW TREE CANOPY

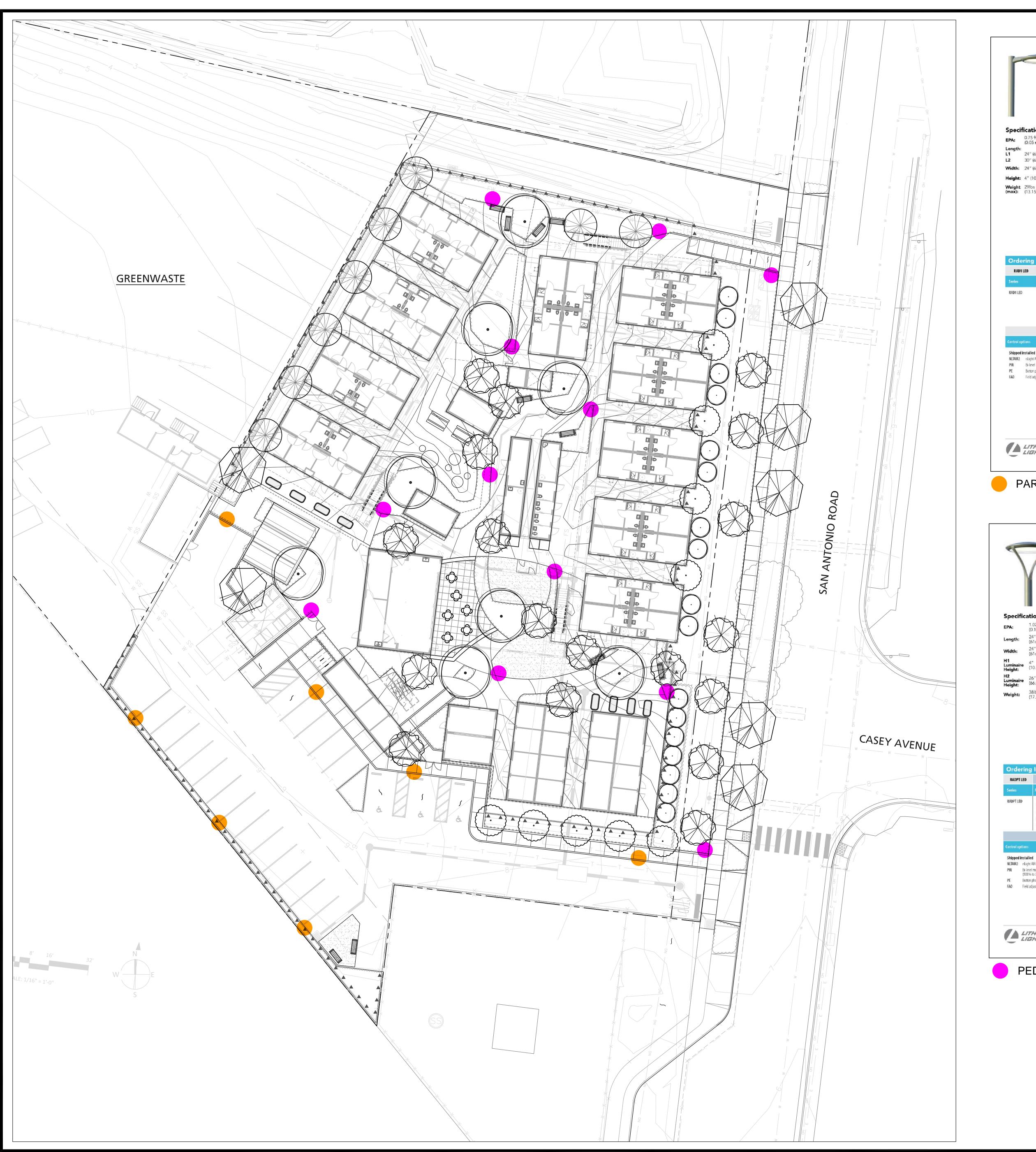
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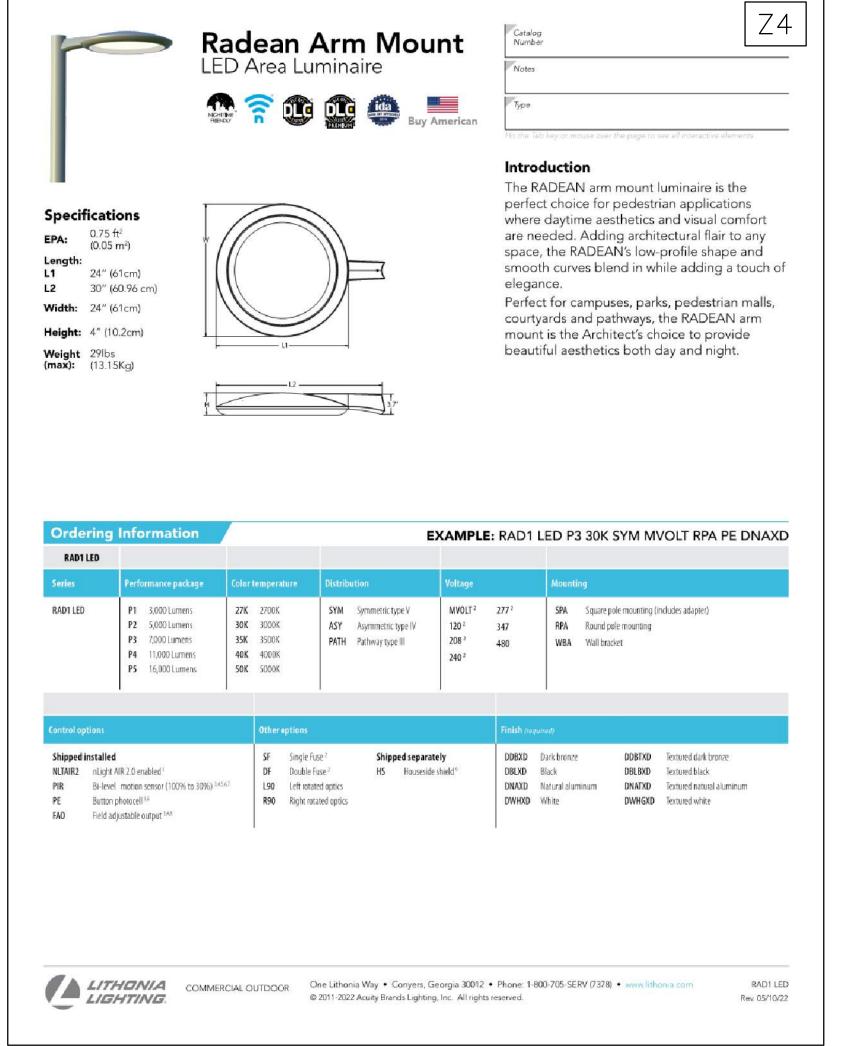
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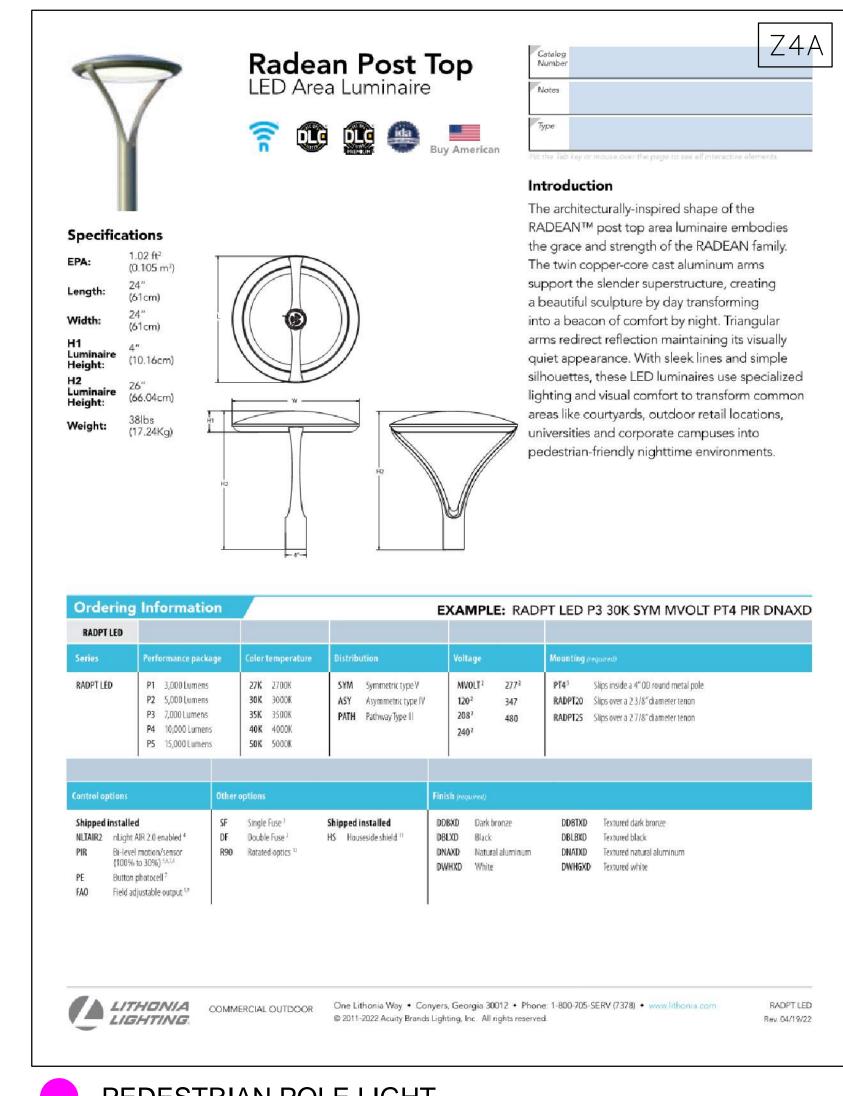
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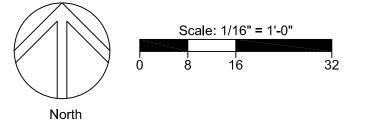




PARKING POLE LIGHT



PEDESTRIAN POLE LIGHT



## LifeMoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

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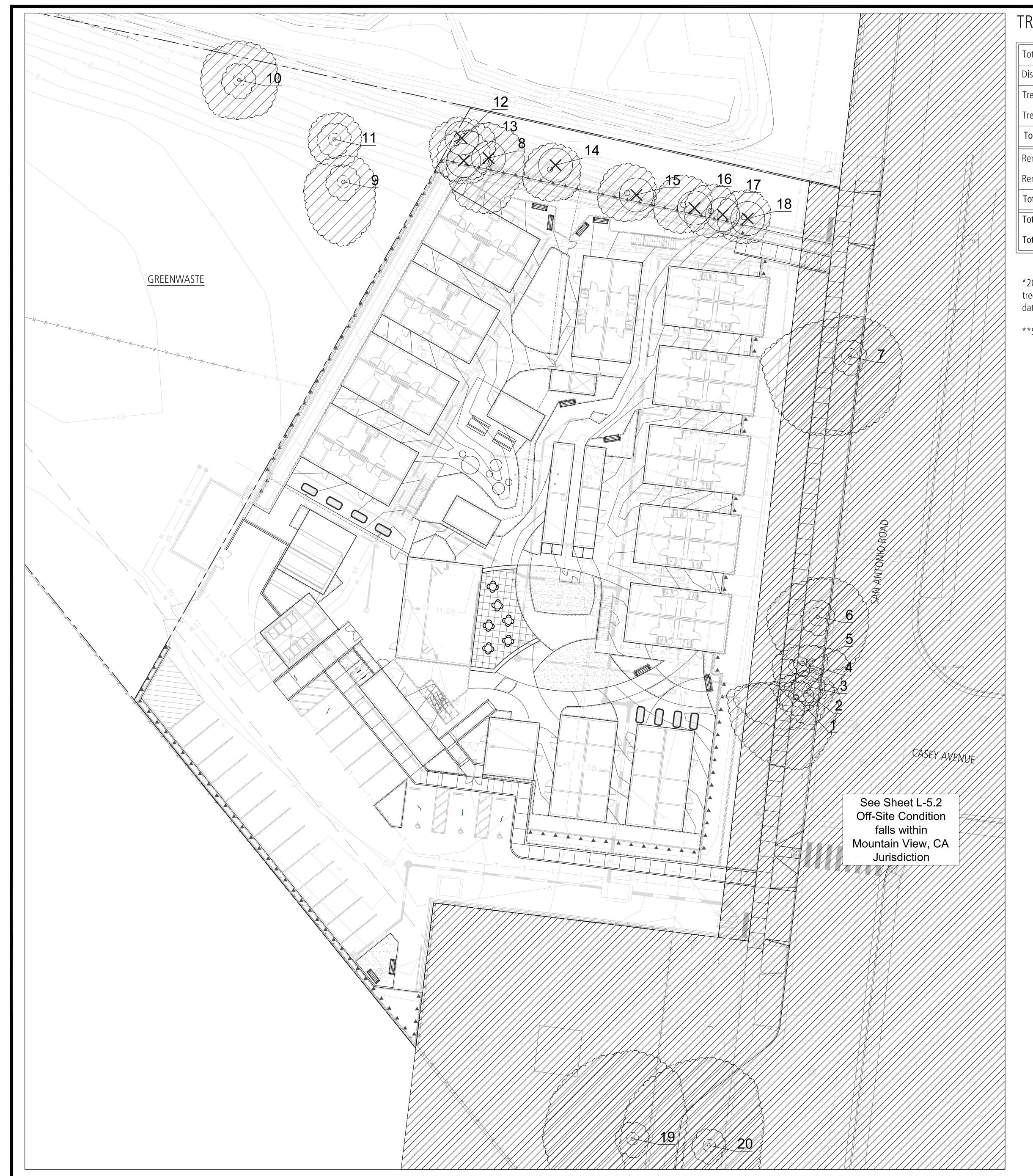
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#### LIGHTING PLAN

JOB NO.	
DATE: 04/13/2023	
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#### TREE DISPOSITION LEGEND

Total Existing Trees on Site	8*
Disposition	Regulated Trees
Tree to be Preserved	0
Tree to be Preserved Off-Site	0
Total Trees Preserved	① 0
Removed, Poor Condition	2
Removed, Project Re-Design	6
Total Trees Removed	⊗ 8
Total Proposed Trees	38**
Total Trees on Future Site	38

\*20 total trees were surveyed for the Tree Report. 8 of those trees fall within the project extents. See Tree Report from DSOTO date 04.07.23 for Existing Tree Information

\*\*See Sheet L2.1 for proposed tree planting.

Palo Alto Tree Ordinance Analysis		
Protected Mature Trees - DBH +15"	0	
Protected Species/Mature Trees - DBH +15"	0	
Protected Species	0	
Total	0	

Protected Tree Mitigation Analysis**					
	15 Gal	24" Box	36" Box	48" Box <i>R</i>	Total
Required	N/A	0	0	0	as shown
Proposed	0	38	0	0	38
Total Proposed Mitigation Trees 38			38		



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#### TREE DISPOSITION PLAN

JOB NO.
DATE: 04/13/2023
DRAWN: BN
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L5.1



#### TREE DISPOSITION LEGEND

Total Existing Trees on Site	7*
Disposition	Regulated Trees
Tree to be Preserved	4
Tree to be Preserved Off-Site	0
Total Trees Preserved	<u>•</u> 4
Removed, Poor Condition	1
Removed, Project Re-Design	2
Total Trees Removed	(★) 3
Total Proposed Trees	12**
Total Trees on Future Site	16

\*20 total trees were surveyed for the Tree Report. 7 of those trees fall within the project extents. See Tree Report from DSOTO date 04.07.23 for Existing Tree Information

\*\*See Sheet L2.1 for proposed tree planting.

Mountain View Heritage Tree		
Heritage Tree - 48"+ Circumference	7	
Heritage Species	0	
Total	7	

Heritage Tree Mitigation Analysis**		
	24" Box	
Required	3	
Proposed	12	



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#### TREE DISPOSITION PLAN

JOB NO.
DATE: 04/13/2023
DRAWN: BN
CHECKED:

L5.2





#### **Revised Arborist Report**

#### Prepared for: Joanne Price

LifeMoves

HomeKey - Palo Alto

1221 & 1237 San Antonio Road

Palo Alto, CA 94303

APN - 116-01-013

#### Prepared by:

Daniel Soto

ISA Certified Arborist WE-8884A

ISA Tree Risk Assessment Qualified

California Contractor's License #1003812

650.722.0908 - daniel@dsotoinc.com

1221&1237 San Antonio Rd, Palo Alto, CA94303

04/07/2023 1

#### **Revised Arborist Report**

HomeKey - Palo Alto, CA

#### Table Of Contents

	Page
Introduction and Overview	3
Project Description/Scope of Work	4
Site Plans	5-7
Description of Trees	8-10
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Tree Protection Plan	20
General Tree Protection	21
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1221&1237 San Antonio Rd, Palo Alto, CA94303

#### Introduction

LifeMoves is planning to develop a new 88-unit facility to provide supportive interim housing at 1221 & 1237 San Antonio Road, Palo Alto, CA 94303. I was asked to prepare an arborist report as part of the proposed application per city ordinance, Palo Alto Title 8.10. and Mountain View SEC. 32.25. On June 7, 2022, I performed my first site inspection and inventoried 20 trees. The site is currently used for construction waste sorting (GreenWaste) and construction storage. The lot is completely graded, leveled, and approximately 70% paved with asphalt for parking, with trees located along the north side perimeter and Street Trees along San Antonio Road.

Due to design changes, I performed a second site inspection on April 7, 2023. 15 trees along the South to West side perimeter and 2 along San Antonio Rd were added making the tree count a total of 37 trees. Trees 1-7, 36, & 37 fall under the City of Mountain Views' jurisdiction, and trees 8-35 under the City of Palo Alto.

#### As part of my inspection, this report provides the following:

- 1. An assessment of the trees growing within the proposed project site and any protected trees pursuant to the City of Palo Alto Tree Technical Manual and City of Mountain View Tree Ordinance.
- 2. The tree's trunk diameter, height, and canopy width.
- 3. Evaluation of tree health, structure, and form, and assign an overall condition rating
- 4. Determine each tree's suitability for preservation
- 5. Site photographs
- 6. A tree inventory of 37 trees, trees 1-18, and 20 were tagged with an identifying number tag, and their location was recorded on the provided plans. The remaining trees were inaccessible and could not be tagged.
- 7. Identification of trees defined as protected by Palo Alto Municipal Code & Mountain View municipal code.
- 8. Guidelines for tree preservation during construction

1221&1237 San Antonio Rd, Palo Alto, CA94303

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#### Report Limitations

The new Homekey site and Greenwaste facility are defined by a lease boundary, as shown on the architectural site plans (Sheet No. A1.0). My report covers trees on or within ten feet of the lease boundary lines. This report provides recommendations for the preservation and or the removal of trees on or within ten feet of the proposed construction site. My evaluation of trees 1-37 is based on a basic visual inspection of the site and trees. My assessment and the information in this report are restricted to the time my inspections took place. The information in this report is restricted to the condition of the trees and site at the time of my inspections. Existing plans and the new proposed construction plans were provided by the office of Charles F. Bloszies. Plans were reviewed to assess the potential impact to the trees on and within ten feet of the proposed construction site.

My evaluation of trees 19, and 21-33 was limited due to access to the site and trees at the time of my second inspection.

#### Purpose and Use of Report

This report can be used to help in planning and plan review. It will help identify tree size, species, tree conditions, tree location, as well as tree protection measures. It will help guide during the design of the project for the placements of utilities, structures, hardscape, and construction activities. It presents recommendations and mitigation options. The recommendations in this report are restricted to the condition of the trees during my site visits on June 07, 2022, and April 7, 2023.

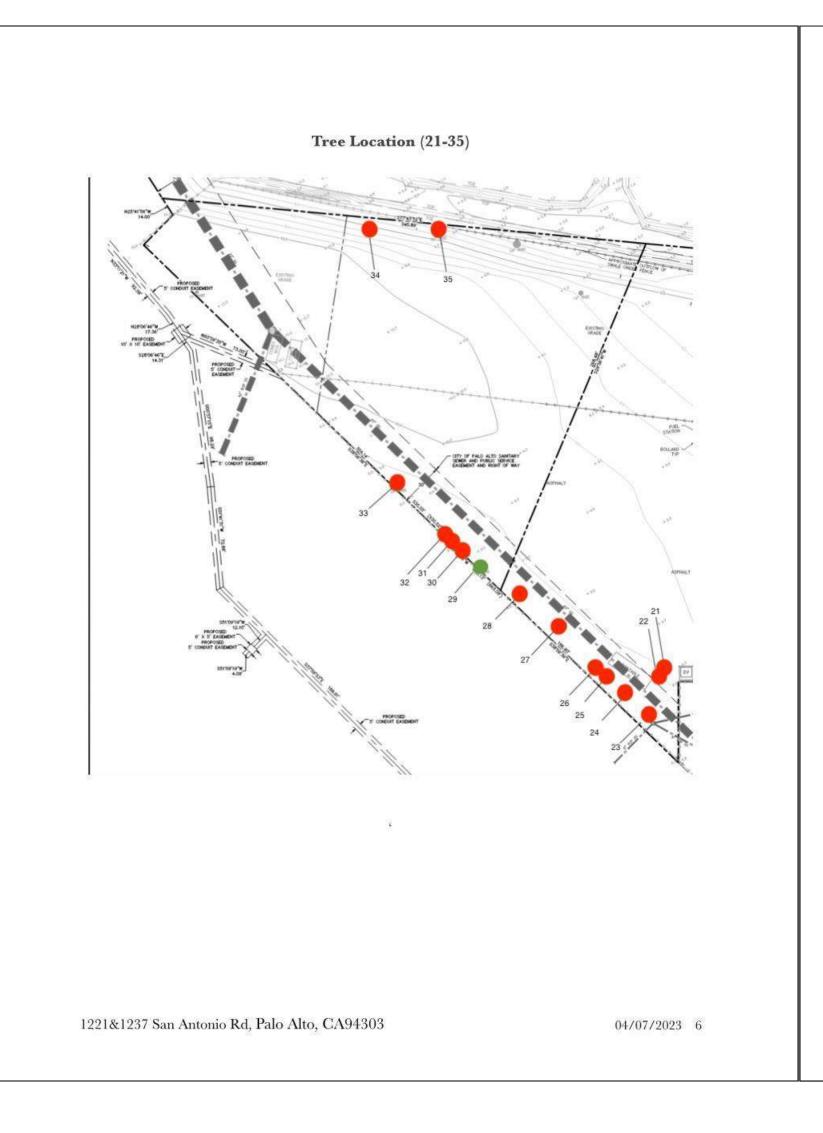
#### Project Description / Scope of Work:

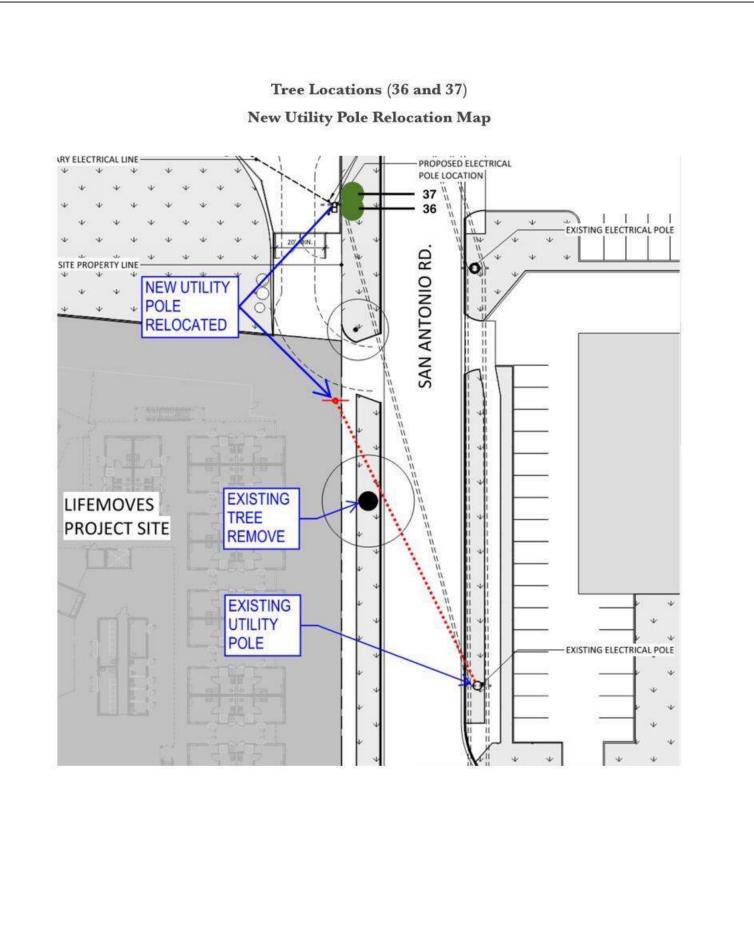
The LifeMoves project - Greenwaste (52,897 SF) and Homekey (57,917 SF) site area consists of a total of 110,814 square feet. The Homekey site area is the construction of a new 88-unit facility that would include a building footprint area of 21,802 square feet to provide supportive interim housing for formerly homeless individuals and families. The new facilities will be an assembly of modular units (1-3 stories) supported by foundation systems. The area between the modular units will be raised and paved as needed to provide at-grade access to the modules. Sleeping modules, support services modules, communal and dining modules, and storage containers will be factory-built, and site elements such as pole lights, retaining walls, and underground utilities will all be site built. Most structures whether modular or site-built will include field-installed components, such as lighting, canopies, gutters, downspouts, and MEP connections between modules. The project will also include parking to accommodate the new facility. There will be 18 full 9'x18', 1 accessible standard 9'x18', 2 accessible van 12'x18', and 2 EV capable 9'x18' - 23 total. The new facility will require new landscaping, and utilities to be installed.

1221&1237 San Antonio Rd, Palo Alto, CA94303

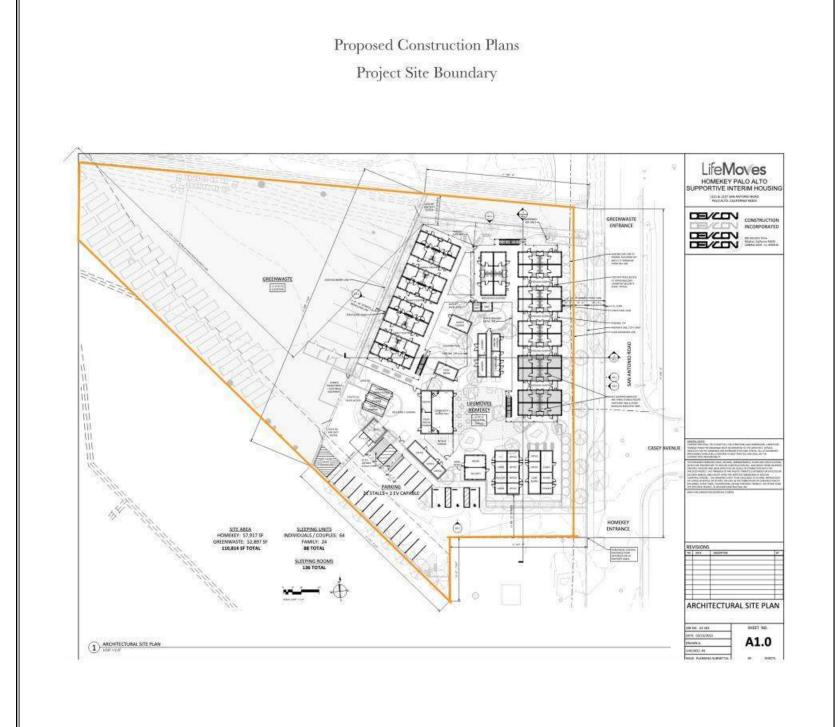
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# Tree Location Trees # (1-20)





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1221&1237 San Antonio Rd, Palo Alto, CA94303 04/07/2023 8

#### REVISIONS

NO.	DATE	DESCRIPTION	вү

HOMEKEY PALO ALTO

SUPPORTIVE INTERIM HOUSING

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CONSTRUCTION

**INCORPORATED** 

#### TREE PROTECTION/ ARBORIST REPORT

JOB NO.	
DATE: 04/13/2023	
DRAWN: BN	
CHECKED.	

ISSUE:

L5.3

#### Description of Trees:

A total of thirty-seven (37) trees were assessed, representing 8 different species. Eight eucalyptus trees (Tree No. 1-7, 20), and two holly oak trees (Tree No. 36, 37) are located along San Antonio Road (Trees No. 1-7 and 20). One eucalyptus (Tree No. 19) is located along the south corner of the lot inside an enclosed fenced area where the existing metering station is located. Seven black walnut trees (Trees No. 8, 10, 11, 12, 14, 16, 18), one blackwood acacia (Tree No. 9), 3 holly oak trees (Trees No. 13, 15,1 7), one Mexican fan palm tree (Tree No. 35), and one California pepper tree (Tree No. 34) are all located along the North - East property line. Six holly oak trees (Trees No. 21, 22, 23, 24, 25, 26), six willow trees (Trees No. 27, 28, 30, 31, 32, 33), and one horsetail pine tree (Tree No. 29) are located along the South to West property line. Individual tree description is provided in the **tree inventory form** and tree locations are plotted on the **site plan.** 

#### **Mountain View Trees**

Six trees (Trees No. 2, 5, 6, 7, 36, and 37) meet the criteria for heritage trees based on their size. The trees are protected and regulated by the city of Mountain View. A tree removal permit must be obtained prior to the removal of any heritage tree.

Three trees (Trees No. 1, 3, and 4) are not protected based on their size as stated in the Mountain View Municipal Code.

#### Palo Alto Trees

Six trees (Tree No. 8, 10, 19, 20, 29, and 34) meet the criteria for Mature Protected Tree based on their size. The trees are protected and regulated by the city of Palo Alto. A tree permit must be obtained prior to the removal or pruning of any Mature Protected Tree per PAMC. (City Ordinance updated after submission of prior report, 2022)

Twenty-two trees (Trees No. 9, 11-18, 21-28, and 30-35) are not Protected Trees as stated on the Palo Alto Municipal Code.

1221&1237 San Antonio Rd, Palo Alto, CA94303

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Holly oaks, with 11 trees or 30% were the primary species on the project site followed by eucalyptus with 9 or 24%, walnut with 7 trees or 19%, willow with 6 trees or 16%, acacia with 1 tree or 3%, California pepper with 1 tree or 3%, horsetail pine with 1 or 3%, and Mexican fan palm with 1 or 3%.

#### EUCALYPTUS TREES

The eucalyptus trees are growing on the public right of way along San Antonio Road in an eleven feet wide planting space and one tree near the existing metering station. The eucalyptus trees are young to early mature with diameters ranging from 3.8" to 28". Most of the eucalyptus trees are in overall fair condition with the exception of tree no. 4 which is dead and tree no. 19 which is in fair-good condition. Trees 1-6 are growing overcrowded as a cluster or group of trees. The tree's structure and form have developed poorly, with leaning trunks and unbalanced canopies. The trunk and entire canopy of tree number 1 significantly lean southwest over the main access road to the project site. Tree number 2 has a buried root collar and large deadwood, the overall canopy appears chlorotic and declining. There is also evidence of past branch failures. Tree number 3 is growing two feet from the trunk of tree 2, its growth is being suppressed by the larger trees. Tree 4 is dead, its growth was surpassed by the larger trees. Tree number 5 has a one-sided canopy and two co-dominant trunks with over two feet of included bark. Tree 6 appears to be occasionally pruned, there is also evidence of previous branch failures. Tree number 7 has overall poor form and branch structure and has the most signs of previous large branch failures, including some over San Antonio Road. There is currently a large branch growing west over the project site with excessive end weight that may potentially fail if the end weight is not reduced.

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#### HOLLY OAK TREES

Trees no. 13, 15, 17, 21-26, 36, and 37 are holly oak trees with diameters ranging from 2" to 8". Trees no. 13, 15, and 17 are in fair condition, they are all overcrowded and mixed in with all the vines and vegetation along the property line. Tree no. 24 is in poor condition it is being suppressed by the neighbor's eucalyptus tree. Trees no. 21-23,25,26,36, and 37 are in good condition. Trees 36 and 37 are growing in a cluster of oaks, but are the only two protected by city of Mountain View.

#### BLACK WALNUT TREES

Trees no. 8,10,11,12,14, 16, and 18 are black walnut trees, they have diameters ranging from 5'-24". Trees no. 16 and no. 18 are DEAD and the remaining walnut trees are in overall fair condition but some trees are growing on the level-graded ground along the north property line and others are inside the small drainage ditch that travels along the existing north fence line. The drainage ditch is extensively covered with wild raspberry vines and large grasses and various walnut, oak, buckthorn, and other saplings.

#### WILLOW TREES

Trees no. 27, 28, 32, and 33 are all in poor condition, they have diameters ranging from 12" - 28". Tree 32 is leaning North, it has co-dominant trunks at 2', and tree 33 has a large broken limb. Trees 31 & 30 are dead and 30 has no canopy, it broke off.

#### BLACKWOOD ACACIA TREE

Tree no. 9 is a blackwood acacia tree that is in overall fair-poor condition it has a diameter of 17", and the tree's canopy is yellowing and starting to die back.

#### HORSETAIL PINE TREE

Tree no. 29 is in good condition, it has a diameter of 21".

#### CALIFORNIA PEPPER TREE

Tree no. 34 is in fair condition, it has multiple trunks with diameters of 10", 12", and 9". The tree appeared drought stressed.

MEXICAN FAN PALM TREE

Tree no. 35 is in good condition, it has a diameter of 32". The tree is unmanaged/unpruned.

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#### Condition Rating (Health, Structure, and Form)

- A tree's condition is a determination of its overall health, structure, and form. The assessment considers observable conditions and defects in the crown, trunk, trunk flare, and includes site conditions. The assessment considers all three characteristics for a combined condition rating.
- 100% Excellent = Good health and structure with significant size, location, or quality.
- 61-80% Good = Normal vigor, well-developed structure, function, and aesthetics not compromised with good longevity for the site.
- 41-60 % Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem, or multiple moderate defects requiring treatment. Major asymmetry or
- deviation from the species' normal habit, function, and aesthetics compromised.

   21-40% Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color,
- size, or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
   0-5% Dead/Unstable = Dead or imminently ready to fail.

#### Condition Ratings and frequency of occurrence in trees

Common Nam	e Scientific Name	Con	dition Rati	ng	Number of trees
		Poor/dead (21-40%)	Fair (41-60%)	Good (61-80%).	Total
Silver Dollar	eucalyptus cinerea.	я	4	12 C	4
White Ironbark	eucalyptus leucoxylon	1(dead)	3	1	5
Black Walnut	juglans nigra	$2\langle dead\rangle$	5	*	7
Black Acacia	acacia melanoxylon	24	1	(4)	1
Holly Oak	quercus ilex	1	3	7	11
Willow	salix spp.	6 (2 dead).	(#)	28	6
Horsetail pine	casuarina equisetifolia	×	**	1	1
California pepper	Schinus molle	8	1		Y
Mexican fan palm	washingtonia robusta	ā	8	1	Î
Total		10	17	10	37
		27%	$46^{\circ}/_{\circ}$	27%	100%

#### Suitability for Tree Preservation

Best Management Practices (BMP) are designed to preserve and protect tree health by avoiding damage to tree roots, trunk, or crown. Site development planning prior to site disturbance includes identifying Tree Protection Zones (TPZ) for all trees designated for protection. BMP consists of avoiding any activity near protected trees that may disturb or harm the trees. Tree protection provides for the physical protective barriers during any site disturbance that may impact protected trees and their roots such as grading, building construction and maintenance, infrastructure and utility installation and maintenance, and other landscape changes. These impacts may affect the structural integrity and stability of protected trees.

Before evaluating the impacts that may occur during development, it is important to consider the quality of the tree itself and the potential for that individual tree to function well in the landscape for a long time. Trees that are chosen to remain on development sites must be carefully selected to make sure that they can survive development impacts and adapt to their new environment.

Trees that are poorly selected for preservation will not have the potential for long-term health, structural stability,

and longevity and can end up creating a potentially hazardous situation when tree health and structural stability

declines due to construction impacts. Our goal is to identify trees that have a high potential for long-term health, longevity, and structural stability.

We must be concerned when trees grow where people and property are present and when tree structural defects and/ or poor health present a high risk of damage or injury if trees fail. That is why when development encroaches onto

existing trees, we must consider their overall health and structural stability as well as their potential to grow and

Healthy vigorous trees are better at tolerating impacts such as root, trunk, and branch injury, soil compaction, changes in soil grade, and moisture than non-vigorous trees. Structural integrity is very important, trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Certain species are better at tolerating construction than others, eucalyptus, and black walnut tend to be sensitive to site disturbance and root loss. Older mature trees have limited physiological capacity to adjust to site changes, younger trees are better able to generate

Certain tree species may quickly spread across a site and are considered invasive in California. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive.

new tissues and adjust to site changes.

Tree no. 9, blackwood acacia is listed as invasive and is present on the site. Tree no. 35, Mexican fan palm is also listed as invasive and is present on the site.

Certain tree species are classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood)." Water Use Classification of Landscape Species (WUCOLS) List.

Trees no. 27, 28, 30-33, willows spp. are listed as high water users and are present on the site.

The following factors were used to evaluate each tree's suitability for preservation: Tree Health, Structural integrity, Species response, Tree age, and longevity.

Each tree was individually rated for suitability for preservation based on its age, health, structural condition, and ability to safely grow within a newly developed environment.

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#### Tree Suitability for Preservation

High These are trees with good health and structural stability that have the potential for longevity on the project site, with minor to no construction impacts.

Modera

Trees in this category have fair health and or structural defects and will experience some construction impacts that may be mitigated with treatment.

Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the HIGH category. \

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Low

Trees in this category are in poor health or have significant defects in the structure that cannot be mitigated with treatment or will experience major construction impacts. These trees can be expected to decline regardless of management. The species or tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

#### **Evaluation of Construction Impacts and Recommendations**

Appropriate tree preservation develops a practical balance between the location and intensity of construction activities and the quality and health of the trees. My site inspection and tree assessment was the reference point for the condition and quality of the trees. Potential impacts from construction were evaluated using the provided proposed site plan, and the site demolition plan prepared by Charles F. Bloszies.

The plan proposes to construct a new 88-unit facility to provide support services and temporary housing. The proposed plans show that the existing site will be divided to allow the back of the parcel or west side to be a green waste facility (under separate permits) the front of the parcel or east side will be the location for the Homekey site. The Homekey site project area will be 57,917 SF, and the Greenwaste project area will be 52,897 SF, a total parcel area of 110,814 SF. The sleeping units will all be three stories with the exception of two units which will be two stories, approximately 34 feet in height. All other buildings will be one story approximately 13 feet in height. The entire construction process will dramatically change the current site around the existing trees. The front of the property currently has no sidewalk along the public right-of-way. The plans show a new sidewalk will be installed in front of the parcel along San Antonio Road including new street lights and newly landscaped areas. Two new entrances/driveways will be created, one (Homekey) will be located on the South East corner of the parcel, and two (Greenwaste) will be on the North East corner. The project will require all new utilities to be installed.

Streets, building footprints, lots, boundary areas, existing tree locations, existing electrical, and easements are shown on the site plan. Potential impacts were evaluated for each tree.

Based on my site inspections and review and evaluation of the plans and impacts on the trees. 33 out of 37 trees would be impacted by the proposed development.

Trees # 1-7, and # 20 are in overall fair to poor condition, the same is for their structure. The tree species is one that is not desirable in a frequently occupied setting due to the high failure profile of the species. Currently, there is no pedestrian sidewalk along the entire front of the parcel, and the area around the trees is rarely occupied. The proposed new plans show a new sidewalk will be installed along the entire front of the parcel in the direct path of the eight eucalyptus trees including a new landscaped sidewalk

Based on my evaluation of the proposed plans and the condition of the trees, the sidewalk cannot be installed without causing detrimental damage to the eucalyptus tree's root system, its overall health, and its structural stability. After the completion of the facility, this area will become frequently occupied by residents, staff, and the general public. The construction work will ultimately have detrimental effects on the tree's overall health and structural stability. I recommend the eucalyptus trees be removed and

Trees 8-18, 34, & 35 are in overall fair to good condition and will all be impacted by the proposed development. The new plans show the entrance/driveway/parking will be built in the direct path of where trees 8-18, 34, & 35 are located. The trees would have to be

removed in order to grade and construct the new entrance/driveway/parking.

Trees 21-28 are in overall poor to good condition, they will be impacted by the proposed development. They are located where the existing asphalt is getting removed and replaced.

Trees 30-33 are all willows that are not protected due to their high water use, they are dead or in poor condition. With construction impacts the trees will further decline, I recommend the removal and replacement of a more suitable species.

Tree 19 will not be impacted by the proposed construction. The tree is located near the existing metering station building on the south corner of the lot. The metering building is enclosed inside a 6 feet tall chain link fence. The area around the tree is paved with asphalt so soil compaction in this area is not a concern if this area is used as construction storage. A type 3 tree protection will protect the tree from mechanical damage. The existing fence should be left in place during construction.

Tree 29 is a protected horsetail pine tree in good condition, with little to no impacts during construction this tree is also a good candidate for tree preservation. A type 1 TPZ (Tree Protection Zone)will protect the tree from mechanical damage.

Trees 36 and 37 are protected holly oak trees (city of Mountain View) the proposed plans show an electrical pole installed near the temporary Greenwaste site next to the trees. To adequately protect the 2 trees, the location of the new electrical pole must be moved to no closer than 20 feet from the trunk of the trees. The new proposed location for the utility pole must be as noted on Tree Location Map on page 7 of this report. A type 1 TPZ (Tree Protection Zone) will further protect the trees from further construction impacts.

1221&1237 San Antonio Rd, Palo Alto, CA94303

planter strip.

replaced with a more suitable street tree.

#### Recommendations for trees

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Tree#	Species	Trunk Diameter	Protected	Impacts
1	Eucalyptus	12	No	Remove, new sidewalk
2	Eucalyptus	17.5	Yes	Remove, new sidewalk
3	Eucalyptus	14.9	No	Remove, new sidewalk
4	Eucalyptus	7.9	No	Remove, new sidewalk
5	Eucalyptus	15.2	Yes	Remove, new sidewalk
6	Eucalyptus	29.6	Yes	Remove, new sidewalk
7	Eucalyptus	28	Yes	Remove, new sidewalk
8	Black Walnut	24	Yes	Remove, new driveway
9	Black Acacia	17	No	Remove, new driveway
10	Black Walnut	13, 11	Yes	Remove, new driveway
11	Black Walnut	10	No	Remove, new driveway
12	Black Walnut	11	No	Remove, new driveway
13	Holly Oak	5	No	Remove, new driveway
14	Black Walnut	5	No	Remove, new driveway
15	Holly Oak	5	No	Remove, new driveway
16	Black Walnut	10	No	Remove, new driveway
17	Holly Oak	8.5	No	Remove, new driveway
18	Black Walnut	8.5	No	Remove, new driveway
19	Eucalyptus	24	Yes	Preserve, no construction impacts
20	Eucalyptus	16	Yes	Remove, new sidewalk
21	Holly Oak	6	No	Remove, new driveway/parking
22	Holly Oak	6	No	Remove, new driveway/parking
23	Holly Oak	8	No	Remove, new driveway/parking
24	Holly Oak.	5	No	Remove, new driveway/parking
25	Holly Oak	2	No	Remove, new driveway/parking
26	Holly Oak	4	No	Remove, new driveway/parking
27	Willow	16	No	Remove, new driveway/parking
28	Willow	12	No	Remove, new driveway/parking
29	Horsetail Pine	21	Yes	Preserve, minor construction impacts
30	Willow	12	No	Remove, GW Conex box parking
31	Willow	15	No	Remove, GW Conex box parking
32	Willow	26	No	Remove, GW Conex box parking
33	Willow	28	No	Remove, GW Conex box parking
34	California Pepper	10, 12, 9	Yes	Remove, new grading fill
35	Mexican Palm	32	No	Remove, new grading fill
36	Holly Oak	7	Yes	Preserve, minor construction impacts
37	Holly Oak	4.7	Yes	Preserve, minor construction impacts

# Life Voves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING 1221 / 1237 SAN ANTONIO ROAD

CONSTRUCTION INCORPORATED

690 Gibraltar Drive Milpitas, California 95035 (408)942-8200 Lic. #399163

PALO ALTO, CALIFORNIA 94303



Pier 9, The Embarcadero, Suite 115
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REVISIONS

NO.	DATE	DESCRIPTION	В

## TREE PROTECTION/ ARBORIST REPORT

JOB NO.
DATE: 04/13/2023
DRAWN: BN
CHECKED:
ISSUE:

L5.4

#### TREE INVENTORY LIFEMOVES - HOMEKEY PALO ALTO 3 12 3 25 25 Suppressed by larger tree Previous branch failure. suried root collar, 3 30 13 30 50 single main trunk co-dominant @ 6ft, foliage chlorotic, large deadwood, declining. Street Tree 5 15 10 15 25 Buried root collar, Co-dominant trunk @ 2ft, Suppressed by larger tree. chlorotic, 2 5 2 5 18 Buried root collar, one-sided canopy 6 15 15 15 48 FAIR 55% Co-dominant trunks with-2.5 ft of included bark. signs of previous pruning, Co-dominant trunk @ 3ft 15 20 20 20 50 Many previous large branch failures-, 15 30 20 35 55 street. Poor branch structure. Street Tree Trunk covered with vines, 15 20 15 15 30 Large deadwood on north side of canopy

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Canopy leans south, co-dominant @ 10 & 12ft. Poor branch structure,

Dieback on north side of canopy

		DRIPLIN South		West	HEIGHT (ft)	TREE	INVENTO	DRY		LIFEMOVES - HO	MEKEY PALC	O ALTO					
	3	12	3	25	25	TREE#	SPECIES	TRUNK DIAMETER (in)	PROTECTED	CONDITION RATING	SUITABILITY for PRESERVATION	COMMENTS		DRIPLINES South E			HEIGHT (ft)
t @ 6ft ood,	3	30	13	30	50	10 ju nigra	glahs	13, 11	YES	FAIR 60%	LOW	Co-dominant trunk	15	15	15	15	30
orotic,	5	15	10	15	25	11 ju nigr	glans a	10	Ю	FAIR 60%	LOW	On a slope next to north property line On a slope next to north property line		10	10	10	20
	2	5	2	5	18		glans Igra	11	NO	FAIR 60%	LOW	On a slope next to north property line	10	15	15	10	20
anopy	6	15	15	15	48	13 qu ile	uercus ex	5	NO	FAIR 60%	LOW	Canopy leans west, overcrowded by larger walnut	10	10	10	10	23
	15	20	20	20	50	ni	glans Igra	5	NO	FAIR 60%	LOW	overcrowded	10	12	12	10	20
						16 <i>ju</i>	iercus x glans iigra	5	NO	FAIR 60%	LOW	overcrowded	10	12	12	10	20
ailures- oward-		30	20	35	55	17 que	ercus	10 8.5	NO NO	DEAD 0%	LOW	overcrowded	10	12	12	10	18
e of ca	15 nopy	20	15	15	30	18 ju nig	glans ra	8.5	NO	DEAD 0%	LOW	overcrowded	10	10	10	10	15
ру	10	25	1	2 15	5 35		calyptus coxylon	24	YES	GOOD 65%	HIGH	co-dominant @4ft Utility line on west side of tree	35	35	20	35	58
P)							calyptus ucoxylon	16	YES	FAIR 60%	LOW	Street tree Large healed wound on trunk Restricted root zone, new sidewalk	35	35	20	35	58
						21 qu	iercus ilex	6	NO	GOOD 65%	LOW	young tree, good health, restricted root space	7	7	7	7	15
04	/07/	2023	17				12218	&1237 San An	tonio Rd, I	Palo Alto, CA94303			04/0	07/2023	18		

TREE#	SPECIES	TRUNK DIAMETER (in)	PROTECTED	CONDITION RATING	SUITABILITY for PRESERVATION	COMMENTS		DRIPLINE South		West	HEIGHT (ft)
22	quercus ilex	6	No	GOOD 65%.	LOW	young tree, good health, restricted root space	7	7	7	7	15
23	quercus ilex.	8	No	GOOD 65%	LOW	young tree, good health, restricted root space	8	8	8	8	25
24	quercus ilex	5	NO	POOR 40%	LOW	it is being suppressed by the neighbors eucalyptus tree	5	7	5	5	20
25	quercus ilex	2	NO	GOOD 65%	LOW	young tree, good health, restricted root space	3	7	7	3	25
26	quercus ilex	4	NO	GOOD 65%	LOW	young tree, good health, restricted root space	3	3	7	3	25
27	salix	16	NO	POOR 30%	LOW	poor condition, declining health	5	18	10	5	30
28	salix	12	NO	POOR 30%	LOW	poor condition, declining health	15	7	10	10	30
29	casuarina equisetifoliia	21	YES	GOOD 61%	MODERATE	co-dominant	15	12	15	10	50
30	salix	12	NO	DEAD 0%	LOW	dead, no canopy (broken)	0	0	0	0	20
31	salix	15	NO	DEAD 0%	LOW	dead	18	7	10	10	20
32	salix	26	NO	POOR 30%	LOW	poor leaning north, Co-dominant @2ft	20	10	15	15	35
33	salix	28	NO	POOR 30%	LOW	poor condition, large broken limb	20	10	25	20	38
34	schinus molle	10, 12, 9	YES	FAIR 60%	LOW	multi-trunk, appeared drought stressed	12	10	12	2 10	25
35	washingtonia robusta	32	NO	GOOD 65%	LOW	unmanaged/unpruned	4	4	4	4	45
36	quercus ilex	7	YES	GOOD 70%	HIGH	leans South, good health fair structure	3	13	9	7	15
37	quercus ilex	4.7	YES	GOOD 70%	HIGH	good health, fair structure, two limbs at 6" and 19" above grad level, co-dominant @ 7"	8 de	12	1	5 8	18

1221&1237 San Antonio Rd, Palo Alto, CA94303

Mountain View's City Code (Chapter 32, Article II)

Heritage Tree

Quercus (oak)

A tree trunk with a circumference of forty-eight inches or more, measured at fifty-four inches above natural grade. Multi-trunk trees are measured just below the first major trunk fork. Any of the following three species of trees with a circumference of twelve inches or more, measured at fifty-four inches above natural grade:

Sequoia (redwood)

Cedrus (cedar)

Palo Alto Municipal Code, Title 8

Locally Native Protected Species Trees Big Leaf Maple (Acer macrophyllum) 11.5" or more DBH

California Incense Cedar (Calocedrus decurrens) 11.5" or more DBH Coast Live Oak (Quercus agrifolia) 11.5" or more DBH Blue Oak (Quercus douglasii) 11.5" or more DBH California Black Oak (Quercus kelloggii) 11.5" or more DBH Valley Oak (Quercus lobata) 11.5" or more DBH Coast Redwood (Sequoia sempervirens) 18" or more DBH

Heritage Trees

Heritage trees are individual trees of any size or species or historical significance that are deemed as such by the City Council. Property owners may also nominate a tree for Heritage Tree status if it has characteristics that are distinctive. Public

Public/ Street Trees

Public trees" include any tree, in any street, park, or public place in the city of Palo Alto. "Street Tree" refers to the Public Trees located on the city road right of way.

Protected Mature Trees

Any mature tree measuring 15" or more DBH Invasive species trees and high water use trees are excluded. See our list of excluded trees included on this page.

3.1 Monthly Follow-up Reports

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Monthly Tree Activity Reports - Construction Site (City Form Addendum 11-B) are required during the duration of the project and should be planned as part of the budget.

Trees no.19, 29, 36, and 37 will remain and must be protected during construction. Monthly follow-up reports apply.

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#### Tree Protection Plan

acacia

It is important, for the health and safety of the trees to be preserved that a

Tree Preservation Plan be established prior to any construction activity on the site. Fencing

- 1. Fence to use for all type 1 and 2 Tree Protection Zones for trees to be preserved. Install a (5'-6') foot high chain link fence mounted on a two-inch diameter galvanized iron post driven into the ground to a depth of at least 1.5 feet.
- 2. The straw wattle must cover the trunk to a height of 6-7 feet. ( type 3)

Trees no. 36 and 37 are required to have a **type 1** tree protection fence installed prior to any construction activity.

Trees no.19 and 29 are required to have a type 1 tree protection fence installed prior to any construction activity.

A drip irrigation system should be installed before the fence is set in place and must remain in working condition during the entire duration of construction.

The purpose of the TPZ fence is to define the Tree Protection Zone, which is to be protected from any activity throughout the construction and landscaping phases.

The Tree Protection Zone must remain fully intact, and cannot be used for the temporary storage of fill, topsoil, building materials, equipment storage, washing equipment, nor the dumping of any construction debris.

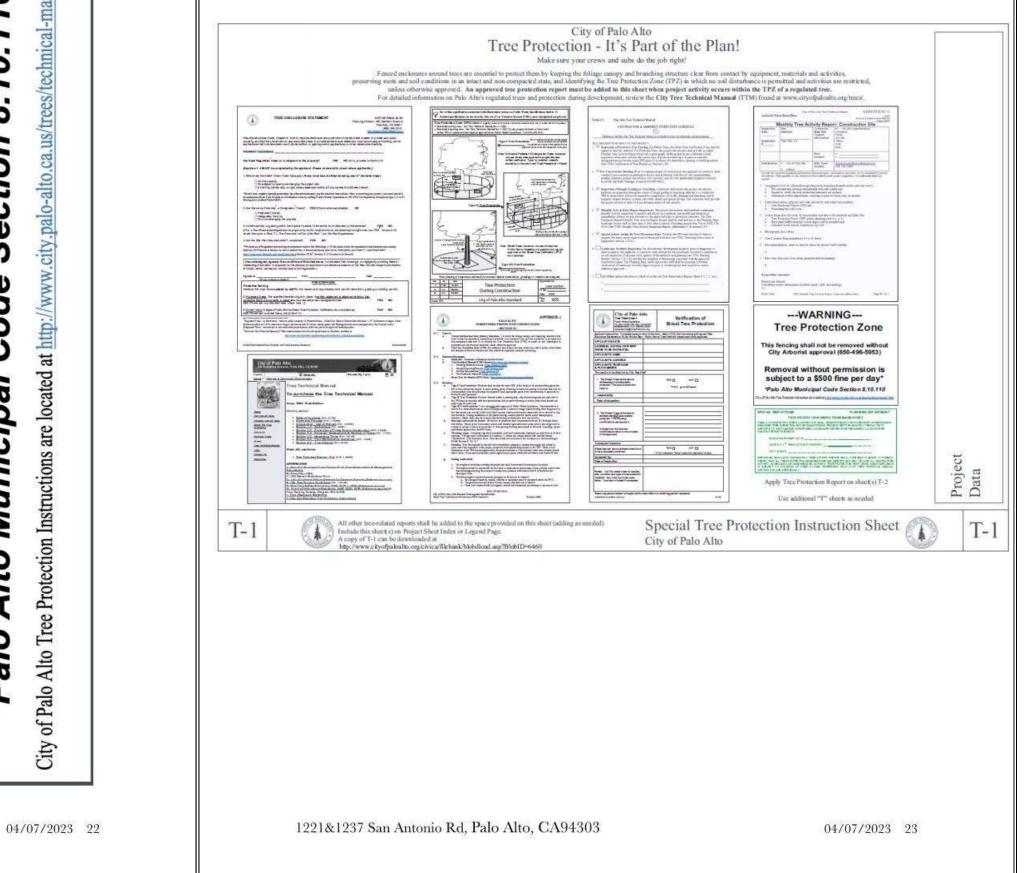
All of the general tree protection guidelines should be applied to the following trees.

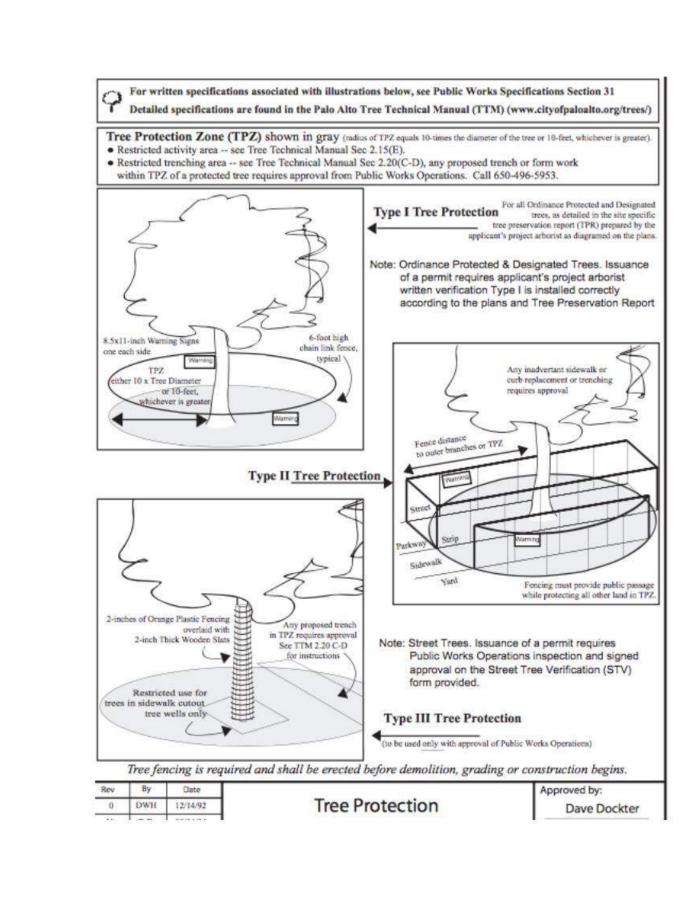
The fences must form a closed rectangular or square shape, this can also be accomplished by using any permanent existing wood and brick boundary fence or structures as one side of the

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1221&1237 San Antonio Rd, Palo Alto, CA94303

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NO.	DATE	DESCRIPTION	ВҮ

HOMEKEY PALO ALTO

SUPPORTIVE INTERIM HOUSING

1221 / 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303

Guzzardo

Pier 9, The Embarcadero, Suite 115

Partnership, INC.

Landscape Architects Land Planners

San Francisco, CA 94111 | www.tgp-inc.com

CONSTRUCTION

#### TREE PROTECTION/ ARBORIST REPORT

JOB NO. DATE: 04/13/2023 DRAWN: BN CHECKED:

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## LifeMoves HOMEKEY PALO ALTO

1221 / 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303





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# SUPPORTIVE INTERIM HOUSING

#### General Tree Protection

Construction within the root zone of trees can have a devastating impact on their health, longevity, and stability. Root injury from excavation and soil compaction are the two most important concerns. There should be no pruning done to the tree other than the removal of deadwood to clean up the canopy if necessary. The protected trees must have protective fencing erected around the recommended radius and straw wattle around their trunks to a height of six feet. It is crucial for the trees to avoid soil compaction, toxic contamination, and mechanical injury to the roots, trunk, branches, or foliage, and to delineate the tree protection zone (TPZ). Fencing should be installed using

This fencing must be installed before beginning demolition and should maintain in place until the entire project is completed and no work is to be performed near the trees. Absolutely no activity is allowed within the tree protection fencing without the approval of the City Arborist or Project Arborist.

Trees are very susceptible to various wood-rotting pathogens. These wood-digesting pathogens are naturally present in soils. These pathogens can enter the tree through damaged or torn tissues in the trunk, branches, and roots. Roots exposed by excavation should be protected from exposure to sun and desiccation. A two-inch layer of wood chips is recommended to be spread inside the TPZ before installation. When excavating near or beyond the drip line. Ripped, splintered, or fractured portions of roots should be re-cut using sharp tools only and the cut should be made flat across the root and with the adjacent bark intact.

A Warning and Do not Enter sign shall be visibly displayed on the protective fence. This sign can be provided by the city urban forest department or similar signs can be generated. No tree may have their canopy altered without the prior consent of the city and project arborist. Wood chips or leaf litter shall cover bare soil inside the trees TPZ prior to fencing to help lessen compaction & improve soil profile. The chips shall cover the entire TPZ to a depth of no more than 4 inches. The tree trunks shall remain clear of debris. Leaf litter inside the TPZ should be left on the ground & not raked up. Drainage or grade changes are not allowed within the (TPZ) under no circumstances.

All contractors, sub-contractors, and employees should be notified of activities prohibited within the tree protection zone (TPZ) such as storage of equipment, vehicles, building material, waste, or soil and there should be no dumping of poisonous materials on or around the (TPZ). Poisonous materials include but are not limited to, paint, concrete, petroleum products, stucco, stucco mix, dirty water, or any other material that may have a negative effect on tree health. Finish work plays a major role, and at this phase, poisonous materials are often poured within the (TPZ).

A designated area for the following should be implemented as far away from the tree protection zone preferably on the opposite side of any protected tree. Building material storage, area for cleaning equipment, dumping toxic building wastes, storing excavated soils, and access routes for building

Construction sites can be very stressful for trees. Proper tree preparation & protection are key to tree survival & will benefit the owners & help retain the semi-rural feel of the urban property in the end. Tree irrigation, protective fencing, and proper planning & communication with all contractors will go a long way toward a successful project. Trees should be monitored for symptoms of stress and injury at least one per

Daniel Soto, ISA Certified Arborist WE-8884A

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Site Photos

Eucalyptus trees #1-7, the picture was taken facing north from the existing road into the property.



1221&1237 San Antonio Rd, Palo Alto, CA94303 04/07/2023 26 Eucalyptus trees #19 and #20, the picture was taken facing South from the existing road into the property.



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facing southeast.

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Eucalyptus tree #6, Picture was taken facing east from the access



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Eucalyptus tree #7, Picture was taken facing north from the planter strip



1221&1237 San Antonio Rd, Palo Alto, CA94303 04/07/2023 30 Walnut tree #8, the area is heavily covered in weeds, vines, grasses, and saplings.

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Acacia tree # 9, canopy leaning south, picture was taken facing

Close-up of trees eucalyptus trees 1-5, the picture was taken



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#### TREE PROTECTION/ ARBORIST REPORT

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DRAWN: BN
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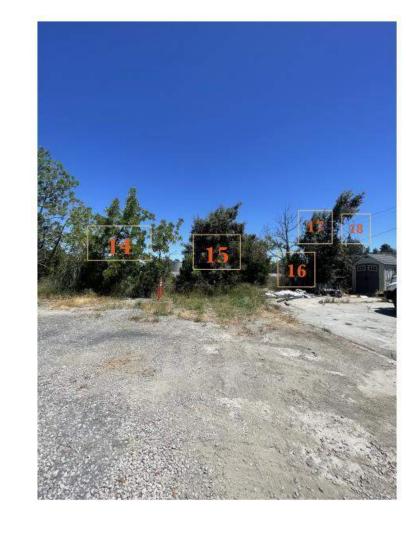
#### Trees 9,10,11.



Trees #8, 9, 11, 12, 13, 14, 15, picture taken facing north from the center of the homekey project site.



Trees #14, 15, 16, 17, and 18, picture was taken facing north from the center of homekey project site.



1221&1237 San Antonio Rd, Palo Alto, CA94303

Tree #29

LifeMoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING 1221 / 1237 SAN ANTONIO ROAD

PALO ALTO, CALIFORNIA 94303



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1221&1237 San Antonio Rd, Palo Alto, CA94303

04/07/2023 33

04/07/2023 37

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04/07/2023 35

04/07/2023 39

Tree #34



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Tree #35



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Tree #36 & 37



1221&1237 San Antonio Rd, Palo Alto, CA94303

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## TREE PROTECTION/ ARBORIST REPORT

JOB NO.	SHEET NO.
DATE: 04/13/2023	
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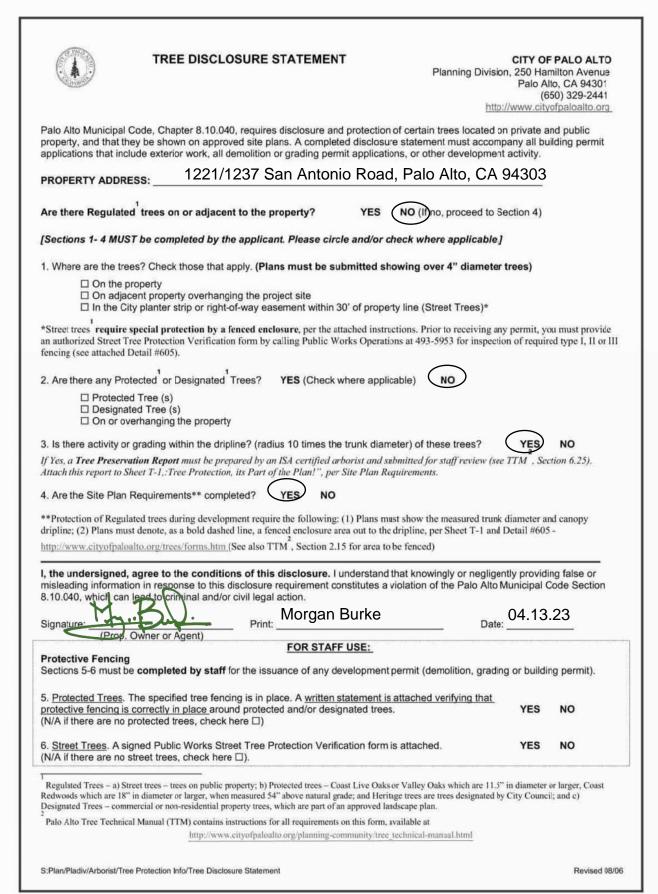
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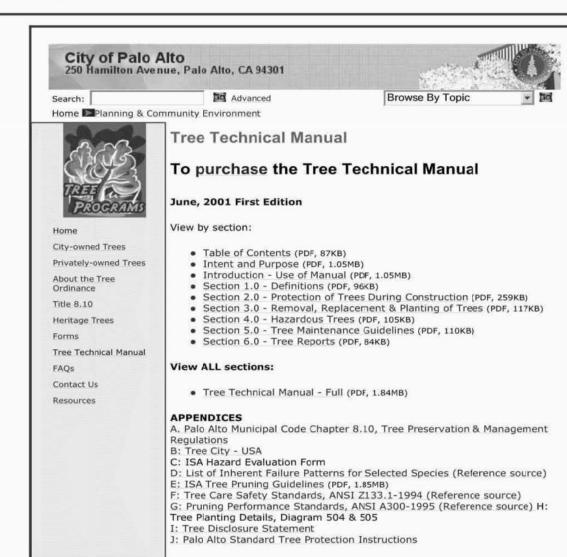
#### City of Palo Alto

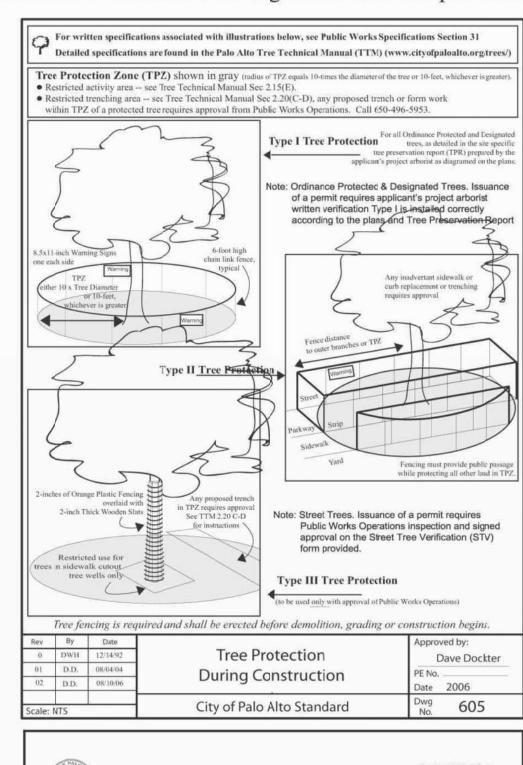
### Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

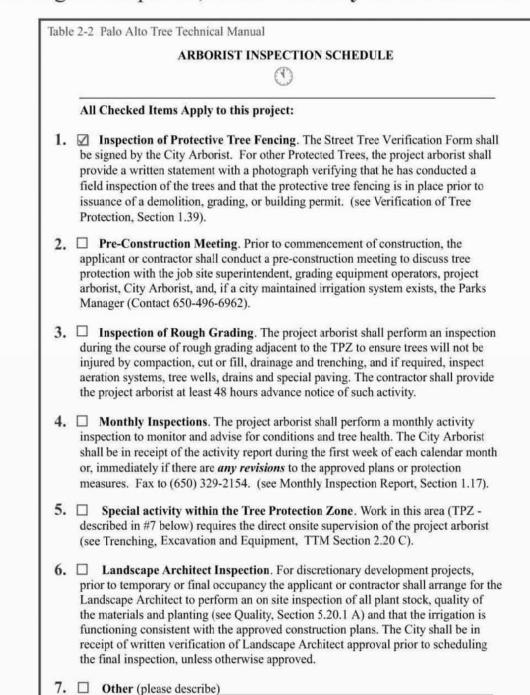
Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree. For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.







6		APPENDIX J
19		PALO ALTO
1	CIFUR"	STREET TREE PROTECTION INSTRUCTIONS -SECTION 31
1-1	Gener	ral
	a.	Tree protection has three primary functions. 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
	b.	The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.
1-2	Refer	ence Documents
	a.	Detail 605 – Illustration of situations described below.
	b.	Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
		Trenching Restriction Zones (TTM, Section 2.20(C))  Advanced Restriction Zones (TTM, Section 2.20(C))
		Arborist Reporting Protocol (ITM, Section 6.30)     Site Plan Requirements (ITM, Section 6.35)
		Tree Disclosure Statement (TTM, Appendix J)
	c.	Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)
1-3	Execu	tion
	a.	Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the
		life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
	b.	Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and
	e.	street open for public use.  Type III Tree Protection: To be used <u>only</u> with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any
	d.	branches. Major limbs may also require plastic fencing as directed by the City Arborist.  Size, type and area to be fenced. All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
	e.	'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 810.110."
	f.	Duration. Tree fincing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
	g.	During construction
		<ol> <li>All neighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.</li> </ol>
		<ul> <li>The following tree preservation measures apply to all trees to be retained:         <ul> <li>a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.</li> <li>b. The ground under and around the tree canopy area shall not be altered.</li> <li>c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.</li> </ul> </li> </ul>
		END OF SECTION
		to 2004 Standard Drawings and Specifications ification of Protection, PWE, Section 31 Revised 08/06



City of Palo Alto Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 94: 650/496-5953 FAX: 650/852-92: treeprotection@CityofPaloAlto.or	89
	of this form. Mail or FAX this form along with signed Tree iblic Works Tree Staff will inspect and notify applicant.
APPLICATION DATE:	and from those data find money approach.
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	
This section to be filled out by City Tree Staff	
The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES NO* NO* * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are NOT adequately protected. The following modifications are required:  Indicate how the required modifications were communicated to the applicant.	
Subsequent Inspection	
Street trees at above address were found to be adequately protected:	YES NO* 1 NO, indicate in "Notes" below the disposition of case.
Inpsected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	
	polition or building permit issuance.

#### ---WARNING---**Tree Protection Zone**

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a \$500 fine per day\*

\*Palo Alto Municipal Code Section 8.10.110 City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

**I – I** 



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

A copy of T-1 can be downloaded at www.cityofpaloalto.org/arb/forms

Special Tree Protection Instruction Sheet City of Palo Alto



T-1

LifeMoves
HOMEKEY PALO ALTO
SUPPORTIVE INTERIM HOUSING

1221 / 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303



Guzzardo Partnership, INC.

Pier 9, The Embarcadero, Suite 115 San Francisco, CA 94111 www.tgp-inc.com

Landscape Architects Land Planners

REV	REVISIONS					
NO.	DATE	DESCRIPTION	ВҮ			

TREE PROTECTION/ ARBORIST REPORT

JOB NO.
DATE: 04/13/2023
DRAWN: BN
CHECKED:

	LIGHTING FIXTURES									
TYPE	DESCRIPTION	MANUF. / MODEL	CATALOG NUMBER	LAMPS	OUTPUT	CONTROLS	WATTAGE	WATTS/FT	<u>VOLTS</u>	NOTES
M1	EXTERIOR 20' POLE ARM MOUNTED LED LUMINAIRE	LITHONIA	RAD1-LED-P2-35K-ASY-MVOLT-RPA- NLTAIR2-HS-**FINISH	3500K	5078	0-10V DIMMABLE, NLIGHT AIR CONTROLS	38		120/277	1. CONNECT FIXTURES DENOTED AS EMERGENCY TO CENTRAL INVERTER. 2. PROVIDE 20' POLE FOR MOUNTING FIXTURE. FIXTURE TO BE MOUNTED AS HIGH AS POSSIBLE ON POLE.
M1A	EXTERIOR 12' POLE ARM MOUNTED LED LUMINAIRE FIXTURE TO BE SET TO HALF OUTPUT.	LITHONIA	RAD1-LED-P1**HALF OUTPUT-35K-PATH-MVOLT-RPA- NLTAIR2-HS-**FINISH	3500K	1275	0-10V DIMMABLE, NLIGHT AIR CONTROLS	25		120/277	1. CONNECT FIXTURES DENOTED AS EMERGENCY TO CENTRAL INVERTER. 2. PROVIDE 12' POLE FOR MOUNTING FIXTURE. 3. FIXTURES TO BE SET AT FACTORY TO 50% OF FULL OUTPUT.
M2	EXTERIOR 12' POST TOP MOUNTED LED LUMINAIRE	LITHONIA	RADPT LED-P1-35K-PATH-MVOLT-PT4- NLTAIR2-**FINISH	3500K	4137	0-10V DIMMABLE, NLIGHT AIR CONTROLS	25		120/277	1. CONNECT FIXTURES DENOTED AS EMERGENCY TO CENTRAL INVERTER. 2. PROVIDE 12' POLE FOR MOUNTING FIXTURE.
M3	EXTERIOR WALL MOUNTED LED SCONCE	LITHONIA	WDGE2 LED-P2-35K-80CRI-VW-MVOLT-SRM- NLTAIR2 PIR-**OPTIONS-**FINISH	3500K	2000	0-10V DIMMABLE, NLIGHT AIR CONTROLS	15		120/277	1. PROVIDE FIXTURES DENOTED AS EMERGENCY WITH "E20WC" BATTERY. 2. FIXTURES TO BE MOUNTED 8'-0" AFF TO BOTTOM OF FIXTURE.
МЗА	EXTERIOR WALL MOUNTED LED SCONCE	LITHONIA	WDGE2 LED-P0-35K-80CRI-T1S-MVOLT-SRM- NLTAIR2 PIR-**OPTIONS-**FINISH	3500K	666	0-10V DIMMABLE, NLIGHT AIR CONTROLS	7		120/277	1. PROVIDE FIXTURES DENOTED AS EMERGENCY WITH "E20WC" BATTERY. 2. FIXTURES TO BE MOUNTED 8'-0" AFF TO BOTTOM OF FIXTURE.
EX1	UNIVERSAL MOUNTED THIN PROFILE GREEN LED EDGELIT EXIT SIGN. COORDINATED MOUNTING HEIGHT WITH ARCH. DRAWINGS. BRUSHED ALUMINUM HOUSING.	LITHONIA	EDG-1-GMR-EL-**OPTIONS	LED	N/A	ALWAYS ON, BATTERY BACKUP	2		120/277	
EX2	LED WET LABEL EXIT SIGN. CAST ALUMINUM OR STAINLESS STEEL HOUSING. SURFACE MOUNTED. CONTRACTOR TO COORDINATE DIRECTIONAL INDICATOR REQUIREMENTS BASED ON REQUIREMENT. GREEN LETTERS, ALUMINUM ON BLACK FINISH. UL WET LISTED.	LITHONIA	LV S-**-**-G-120/277-EL N-UM-4X	LED	N/A	ALWAYS ON, BATTERY BACKUP	2		120/277	

LIFEMOVES EXTERIOR LIGHTING SEQUENCE OF OPERATION						
AREA	FIXTURE TYPE	S ON/OFF CONTROL	MOTION CONTROL	TIME ACTIVATED	TIME DEACTIVATED	NOTES
DRIVE AISLES, PARKING	M1, M1A	ASTRONOMICAL TIMECLOCK	N/A - FIXTURES UNDER 24 FT.	ON AT DUSK	OFF AT SUNRISE	DIM TO 50% OUTPUT AT MIDNIGHT.
INTERIOR SITE WALKING PATHS	M2	ASTRONOMICAL TIMECLOCK	N/A - FIXTURES UNDER 40W	ON AT DUSK	OFF AT SUNRISE	DIM TO 50% OUTPUT AT MIDNIGHT.
BUILDING MOUNTED AREA LIGHTS	M3, M3A	ASTRONOMICAL TIMECLOCK	AFTER 10 MINUTES, DIM TO 50%	ON AT DUSK	OFF AT SUNRISE	ON AT FULL WHEN MOTION HAS BEEN SENSED.

# LifeNoves HOMEKEY PALO ALTO SUPPORTIVE INTERIM HOUSING

1221 / 1237 SAN ANTONIO ROAD PALO ALTO, CALIFORNIA 94303





ROSENDIN ELECTRIC 880 Mabury Road San Jose, CA 95133 1.408.286.2800

#### S&L# GOV-REI-2022-034

SILVERMAN & LIGHT, INC.

ELECTRICAL ENGINEERS
& LIGHTING CONSULTANTS

1201 Park Avenue, Suite 100
Emeryville, CA 94608
Telephone (510) 655-1200
Facsimile (510) 655-1344
www.silvermanlight.com

REVISIONS

NO.	DATE	DESCRIPTION	BY					

LIGHTING FIXTURE SCHEDULE / SEQUENCE OF OPERATION

JOB NO. 22-183

DATE: 03/24/23

DRAWN: IC/DM/JT

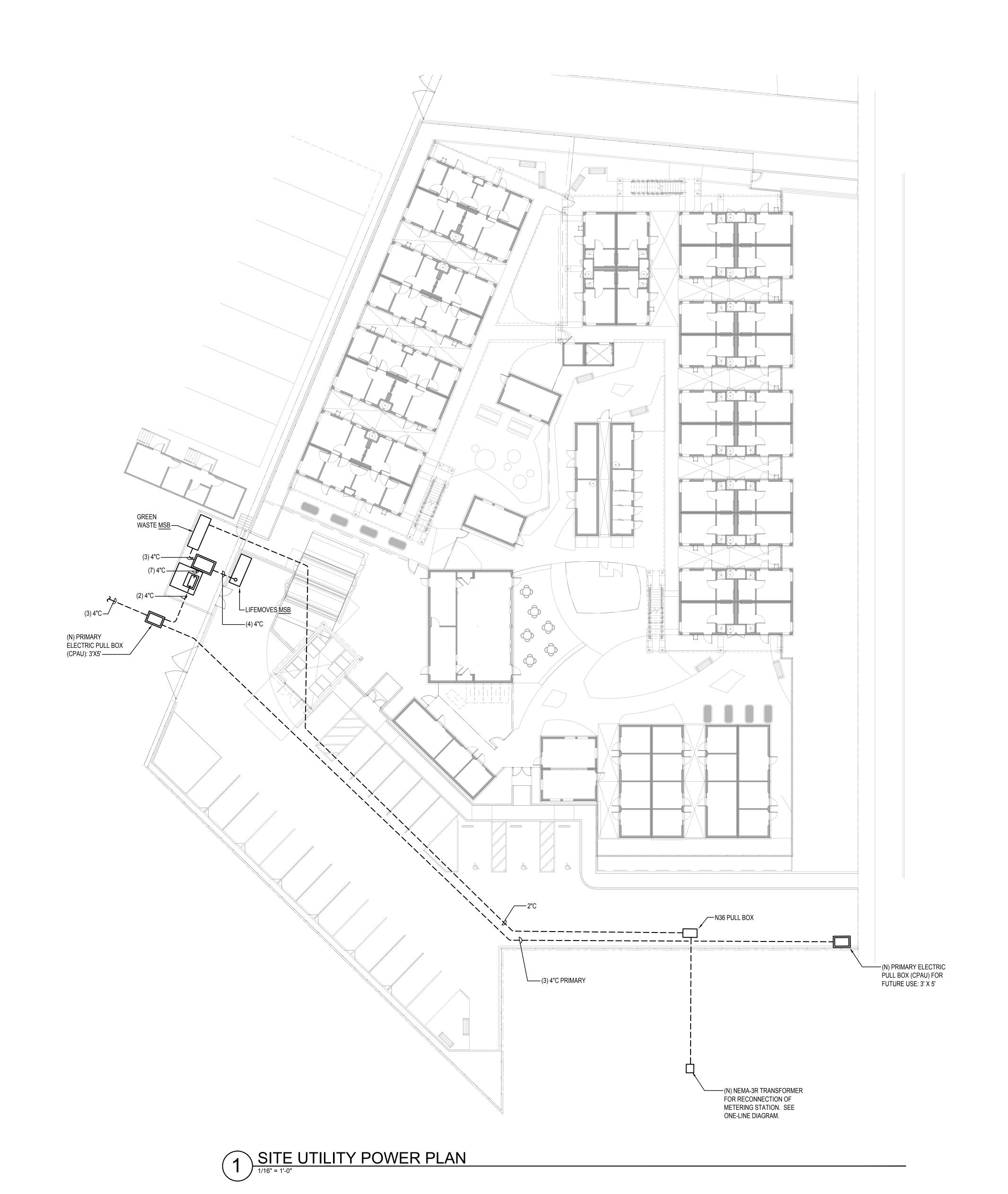
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SITE UTILITY POWER PLAN

JOB NO.	22-183
DATE :	03/24/23
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SHEET NO.

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1) SITE LIGHTING PLAN - LEVEL 1

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LEVEL 1 SITE LIGHTING PLAN

JOB NO. 22-183 DATE: 03/24/23 DRAWN: IC/DM/JT

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STANDARDS. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY

OCCUR DUE TO VARIED CALCULATION METHODS, TESTING PROCEDURES, COMPONENT

LIGHT LEVELS.





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LEVEL 2 SITE LIGHTING PLAN

JOB NO. 22-183

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LEVEL 3 SITE LIGHTING PLAN

JOB NO. 22-183

DATE: 03/24/23

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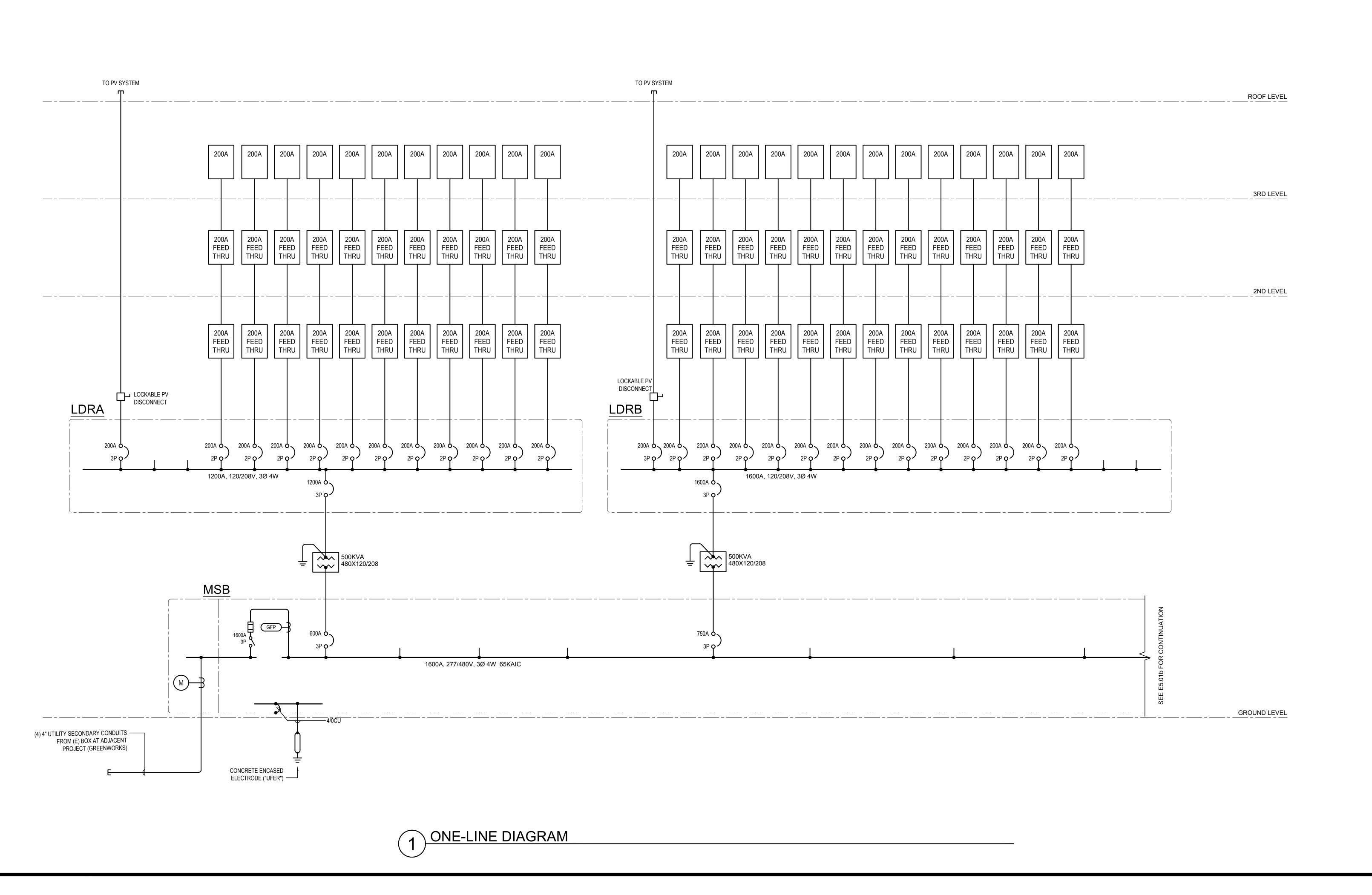
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STANDARDS. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO VARIED CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. THESE CALCULATIONS ARE FOR REFERENCE ONLY, AND DO NOT CONSTITUTE A GUARANTEE THAT THE STUDY CALCULATION LIGHT LEVELS WILL MATCH DELIVERED LIGHT LEVELS.

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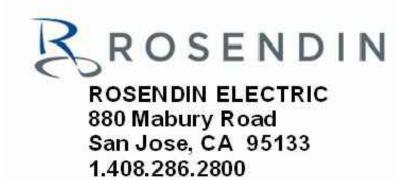
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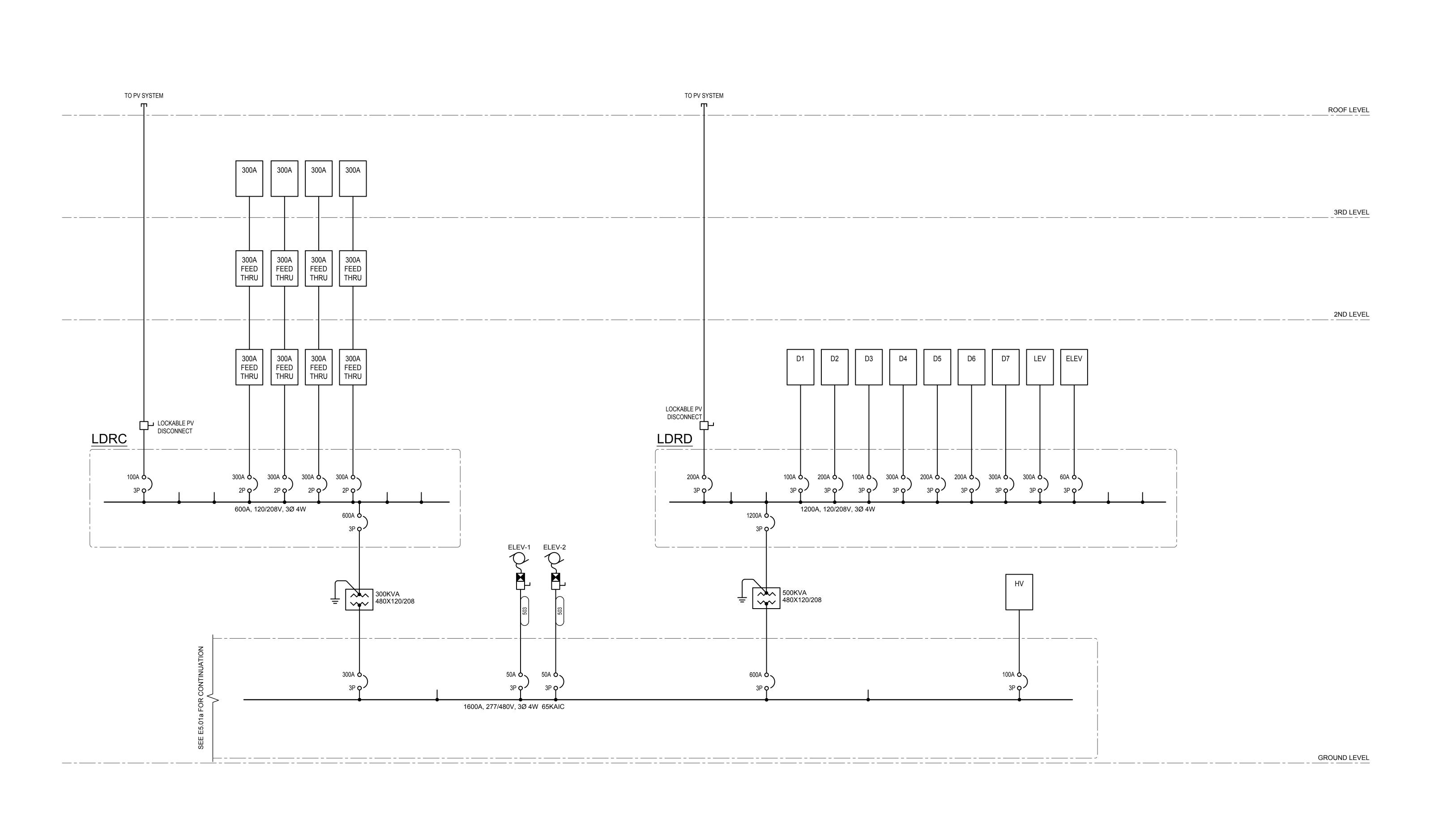
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DATE :	03/24/23
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CHECKED: DM/JT

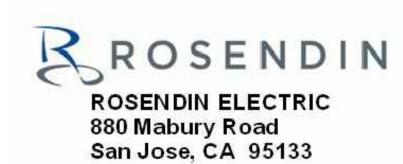
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**ONE-LINE DIAGRAM** 

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